

**DRAFT FINAL ENVIRONMENTAL IMPACT REPORT**

**San Diego County General Plan Update  
DPLU Environmental Log No. 02-ZA-001  
State Clearinghouse (SCH) #2002111067**

**VOLUME IV  
AMENDMENT TO THE EIR, DESCRIPTION AND ANALYSIS  
OF THE RECOMMENDED PROJECT**

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## 1.0 PURPOSE OF AMENDMENT- RECOMMENDED PROJECT ALTERNATIVE

As this General Plan Update has progressed, it has become clear that the project that will be presented to the Board of Supervisors for approval will not exactly reflect any of the projects or alternatives evaluated in the Environmental Impact Report (EIR). The County considered updating the main document (Volumes I and II) of the EIR to reflect the revisions to the Project; however, it was determined that it would be more informative to prepare this additional documentation (Volume IV, Amendment to EIR) to describe the revisions in the form of a new project alternative. This project that has evolved from the iterative CEQA process (the Recommended Project) is within the range of alternatives considered and analyzed in the EIR. In addition, this project description and analysis may be used for future reference when tiering from the Final EIR or otherwise using it as a reference.

The analysis that follows demonstrates that this feasible project alternative will satisfy CEQA's requirement to analyze project alternatives that will mitigate impacts and achieve the project objectives. The Recommended Project does not include significant new information from that which was presented in the Draft EIR circulated for public review, nor are there significant new impacts from the Recommended Project. Further, the Recommended Project is comprised of components of the Proposed Project and project alternatives that were extensively analyzed in the EIR that was circulated for public review, and therefore its inclusion in the Final EIR does not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. (See also the County's Explanation of the Decision Regarding Recirculation of the Draft EIR.) Case law supports the notion that a project can be subject to modification during the CEQA process. CEQA compels an interactive process of assessment of environmental impacts and responsive modification which must be genuine. It must be open to the public, premised on full and meaningful disclosure of the scope, purposes and effect of a consistently defined project, with flexibility to respond to unforeseen insights that emerge from the process. *Concerned Citizens of Costa Mesa, Inc. v. 32<sup>nd</sup> District Agricultural Association* (1986) 42 Cal. 3d 929, 936. When considering project approval, the lead agency is not required to grant a "blanket approval" of the proposed project described in the EIR. Instead, decision-makers have the flexibility to implement that portion of the project that satisfies their environmental concerns. A decision maker should have the flexibility to implement that portion of a project which satisfies their environmental concerns. *Sierra Club v City of Orange*, 163 Cal App. 4<sup>th</sup> 523, 533. (2008) Agency did not abuse its discretion by adopting a *narrower* project than initially envisioned." *Dusek v Redevelopment Agency*, 173 Cal. App. 3d 1029, 1041 (1985).

In preparing and formulating the Recommended Project alternative, the Board of Supervisors considered the EIR for the project, which consisted of the Proposed Project and several project alternatives, public testimony on the project, staff responses to public and Board inquiries, and developed the Recommended project described herein.

## 2.0 RECOMMENDED PROJECT

The Recommended Project, shown in Figure 1, represents the result of a deliberative public process to formulate a project that meets the objectives of the General Plan Update while minimizing impacts. The Recommended Project most closely resembles the Hybrid Map

Alternative discussed in Section 4.2 of this EIR. The Hybrid Map Alternative was developed to strike a balance between the Proposed Project and the Draft Land Use Map Alternative. The Recommended Project differs from the Hybrid Map Alternative and the other alternatives described in Chapter 4 of this EIR by including modifications that further reduce environmental impacts where feasible, refinements that respond to public comments or correct errors, and revisions explicitly directed by the decision makers (County of San Diego Planning Commission and Board of Supervisors). Overall, the Recommended Project will have less environmental impacts than the Proposed Project, the Hybrid Map Alternative, or the Draft Land Use Map Alternative. Further elaboration on the details and analysis of the Recommended Project are presented in the following sections.

Table 1 presents the distribution of land uses by CPA and Subregion for the Recommended Project. The land use distribution is comparable to all alternatives in the EIR with the exception of the No Project Alternative. The land use designations with the greatest amount of acreage are Public Agency Lands (1,265,893 acres) and Rural Lands (488,078 acres). These land uses are designated primarily in the backcountry communities, including the Central Mountain, Mountain Empire, North Mountain, and Desert Subregions. The land use designations with the least amount of acreage are Village Core Mixed use (214 acres) and Office Professional (262 acres). Village Core Mixed Use is only designated in the Valley Center, San Dieguito, Alpine, and Fallbrook CPAs. Office Professional land uses are primarily found in the northwestern and southwestern communities, including the North County Metro Subregion (66 acres) and Valle de Oro CPA (25 acres). The Desert Subregion is also designated for 27 acres of office professional land uses. Village Residential land uses are primarily designated in the western portion of the County where growth either already exists or is planned, such as the Lakeside CPA (5,666 acres), North County Metro CPA (5,515 acres), Ramona (4,239 acres), and Spring Valley CPA (3,986 acres). However, Village Residential is also designated around town centers in the eastern County areas, including the Borrego Springs community in the Desert Subregion (2,607 acres) and the Pine Valley community in the Central Mountain Subregion (572 acres). Semi-Rural Residential occurs in nearly every planning area; primarily in Valley Center (31,140 acres), Ramona (20,192 acres), Jamul/Dulzura (17,722), North County Metro (17,505 acres), and Fallbrook (16,970). Commercial land use designations also occur throughout the unincorporated County except in the Otay Subregion and the Pendleton/De Luz CPA. Industrial land use designations are dispersed throughout the County in several planning areas, primarily the Lakeside CPA (1,035 acres), Spring Valley CPA (286 acres), Alpine (257 acres), the Tecate community in the Mountain Empire Subregion (223 acres), and Fallbrook CPA (201 acres). The majority of land designated as open space for conservation is found in the eastern areas, especially in the Ramona CPA, North Mountain Subregion, and Jamul/Dulzura Subregion. Tribal lands are located within several communities throughout the County, including the North Mountain Subregion (49,004 acres), Mountain Empire Subregion (28,494 acres), and Pala/Pauma Valley Subregion (21,860 acres).

## **2.1 *Differences from the Original Proposed Project***

The differences between the Proposed Project evaluated in this EIR and the Recommended Project are summarized below.

### **General Plan Elements**

A detailed listing of changes to the General Plan text, goals, and policies is provided in Appendix A. In summary those changes involve the following:

- Changes to goals, policies, and other text were made in each chapter of the draft General Plan in response to public comments and testimony. The majority of changes were for clarification.
- Examples of revisions:
  - Addition of S-5.3 requiring coordination with fire agencies after a wildfire
  - Clarification of travel time in the Safety Element
  - LU-8.3 previously prohibited development that would impact groundwater-dependent habitat; it now discourages such development.
- The Planning Commission recommended the following changes:
  - Modified Policy LU-14.4 regarding sewer facilities
  - Sidebar language was added next to Policy 6.3 clarifying conservation subdivision approvals
  - Added language to Introductory Chapter regarding policy language
  - Added wildlife corridor language to Policy M-12.9
- The Board of Supervisors directed the following changes:
  - The addition of policies LU-1.9 Achievement of Planned Densities, LU-2.2 Relationship of Community Plans to the General Plan, and LU-6.8 Oversight of Open Space.
  - The removal of two previous draft policies (formerly LU-1.2 and LU-1.3) which limited future General Plan Amendments.
  - The removal of New Road 3A from the Mobility Element Road Network and re-classification of Old Highway 395 and West Lilac Road to address deficiencies resulting from the removal.
  - Revisions to Policies LU-14.4 regarding sewer extension and LU-1.4 regarding leapfrog development.

### **Land Use Map**

A detailed listing of changes to the General Plan Update land use map is provided in Appendix B. Land use map changes have resulted from property-specific requests (PSRs), staff recommendations, planning group recommendations, Planning Commission recommendations, as well as Board of Supervisor direction given during the April 13, 2011 Board hearing. In summary, mapping changes involve the following:

- Each community has areas of difference (AODs) from the Referral Map (Proposed Project).
- The Recommended Project land use map has a total of 233 areas that differ from the Referral Map (Proposed Project), 122 of which differ from all of the alternatives analyzed in Chapter 4 of this EIR.
- A total of 67 mapping changes were analyzed in more detail in Appendix C because the land use designations on the Recommended Map were potentially more intensive than those analyzed in the Proposed Project or other alternatives. However, once the detailed analyses were completed, it was determined that two mapping differences had reduced environmental impacts and 39 had the same impacts as would occur under the Proposed Project. Therefore, 26 AODs had greater or more severe impacts under the Recommended Project. These potential impacts were also considered at a programmatic level, with the Recommended Map having fewer impacts overall when compared to the Proposed Project, the Hybrid Map Alternative, and the Draft Land Use Map Alternative.

### **Road Network**

A detailed listing of changes to the General Plan road network is provided in Appendix D. Examples of changes include the complete removal of a road segment and a freeway interchange and changing classifications to either add travel lanes or improvement options, such as intermittent turn lanes. The following is a listing of the communities where changes were made and the number of segments affected:

- Alpine (3),
- Bonsall (6),
- Fallbrook (1)
- Lakeside (1),
- North County Metro (2),
- Otay (1),
- Rainbow (1)
- Ramona (1),
- Sweetwater (8),
- Valle de Oro (11), and
- Valley Center (17).

### **Community Plans**

Revisions to community plans were made in coordination with the community planning groups. Most planning groups discussed their plans and took formal action on them at their planning group meetings which are noticed and open to the public. The revised community plans were posted on the General Plan Update website and discussed in the Planning Commission hearings before the Planning Commission made a final recommendation in August 2010. The draft community plans were further discussed and refined by the Board of Supervisors during the Board hearings spanning October 2010 through April 2011. The following is a summary of the changes that were made since the EIR was circulated for public review:

- Minor grammatical and formatting edits were made in the following community plans: Alpine, Borrego Springs, Jamul/Dulzura, Julian, Lakeside, North County Metro, North Mountain, Otay, Rainbow, Sweetwater, and Valle de Oro.
- More substantive revisions were made to the following community plans:
  - Bonsall: Removed the Bonsall Recommended Village Boundary Map.
  - Central Mountain: Removed two sentences in the Descanso section regarding the allocation of Park Land Development Ordinance (PLDO) funds based on recent new allocations.
  - Crest/Dehesa: Revised Policy COS 2.1.13 concerning the establishment of trail connectivity.
  - Fallbrook:
    - Added policies related to conservations subdivisions, mining, and FAR; and
    - Revised Policy LU 2.1.7 to be consistent with Board of Supervisors' directed changes to General Plan Policy LU-14.4, Sewer Facilities.
  - Mountain Empire:

- Campo/Lake Morena, Tecate, and Jacumba sections were updated with Tecate Special Study Area (SSA) info; and an additional SSA was added to Campo for Star Ranch per Board of Supervisor direction;
  - Boulevard chapter was updated with landfill and wind energy policies/language, and language that conflicted with the Conservation Subdivision Program was removed; and
  - Potrero chapter included changes to Policy LU-1.1.5 to be consistent with Groundwater Ordinance, addition of policies pertaining to floodplains, removal of language that conflicted with the Conservation Subdivision Program, and revision to Policy LU-4.2.2 due to the removal of land use designation Rural Lands 160.
- Ramona: Made changes regarding zoning and conservation subdivisions. Per Planning Commission direction, an additional policy relating to industrial uses in the floodway was also added.
  - San Dieguito: Made changes regarding zoning, FAR, Village Core Mixed Use designation and sewer policies. Reference to the Batiquitos Lagoon as a Resource Conservation Area was also removed.
  - Spring Valley: Added Boutique Winery and Micro-Brewery to the list of desired uses for the SSA for Jamacha and Sweetwater Springs Boulevards; added the SSA for Route 54; and revised policies regarding affordable housing, legal non-conforming uses, and conservation subdivisions/steep slope.
  - Pala-Pauma: Per direction from the Board of Supervisors, added SSA for Warner Ranch.
  - Valley Center: Added a policy relating to industrial uses in the floodway.

### **Implementation Plan**

Most revisions to the Implementation Plan involved edits/clarification or additional implementation measures, including mitigation added in response to public comments. Examples of these revisions are described below:

- Examples of additions include direction to carry out the following tasks:
  - Prepare land use mapping for FCI lands
  - Explore the potential for alternative fuel stations at County facilities
  - Work on RHNA allocation for next Housing Element cycle
  - Facilitate revitalization
  - Develop transportation Demand Management Programs
  - Include the Borrego Valley water credits program in groundwater ordinance
  - Survey for historic sites and Resource Protection Ordinance amendment for historic structures
  - Development review procedures for adequate fire protection services and emergency travel time
  - Develop Solar and wind ordinances
- Examples of clarifications:
  - Certain programs will be coordinated through community planning groups
  - Inclusion and/or emphasis on design guidelines (Planning Commission directed)
  - Definition of “by-right”
  - System to track and monitor conservation subdivisions
  - Purpose of mining overlay

- Examples of programs added by the Board of Supervisors in 2011:
  - Creation of focused Williamson Act for local farmlands subject to decreased density under the General Plan Update
  - Direction to coordinate with State Water Resources Control Board to develop uniform performance standards and regulations for the permitting and operation of Alternative Septic Systems
  - Update Department procedures to emphasize achievement of planned residential densities under the General Plan Update

### **Conservation Subdivision Program**

Changes to the Conservation Subdivision Program (CSP) were directed by the Board of Supervisors on April 13, 2011 as follows:

- Revise the CSP overview and the ordinance amendments to clarify that steep slope exceptions are available to all conservation subdivision projects
- Remove the exceptions to minimum lot sizes in the Groundwater Ordinance
- Add additional allowable uses within the CSP avoidance areas (open space)

### **Other Ordinances**

Several ordinances were brought forward concurrent with the General Plan Update to address consistency between the General Plan and its implementing ordinances. These are described briefly below:

- Zoning Ordinance: Specific draft zoning changes were not circulated with the Draft EIR; however, a general description was included in the EIR to explain the zoning consistency changes. These ordinance changes were reviewed by County staff and are consistent with the General Plan Update designations; therefore, their potential environmental consequences were evaluated as part of the General Plan land use designations in the EIR.
- Resource Protection Ordinance (RPO): The changes to RPO regarding slope were originally described in the EIR and were also addressed in the draft General Plan land use element. Therefore, the changes to RPO do not represent a change from the Proposed Project in the EIR.
- Subdivision Ordinance: Specific changes to this ordinance are consistent with the Proposed Project in the EIR. The changes to the Subdivision Ordinance mainly update references to land use designations to refer to those used by the General Plan Update rather than the prior General Plan.

## ***2.2 General Comparison to the Original Proposed Project***

Compared to the Proposed Project in the EIR, the Recommended Project includes mapping changes reflecting Regional Housing Needs Allocation (RHNA) refinements, road network land use changes, and other refinements as described below. These changes were analyzed in the EIR as part of the Hybrid Map Alternative. The Recommended Project also incorporates those Proposed Project components that meet the project objectives and reflect the policy direction of the General Plan Update Elements. The Recommended Project would support build-out of 65,804 residential dwelling units, or approximately 5,700 less than the Proposed Project (see Tables 2 and 3). Also as shown in Table 2, the Recommended Project would decrease the Countywide acreage of the following land uses, as compared to the Proposed Project: village residential (-5,818 acres); semi-rural residential (-9,435 acres); industrial (-217 acres);

commercial (-235 acres); and village core mixed use (-13 acres). When compared to the Proposed Project, the Recommended Project has 12,524 fewer acres of Rural Land designation; however, most of this difference is attributed to public and private land acquisitions that occurred between 2009 and 2011. Over 9,000 acres of land that was previously designated as Rural Lands was acquired for open space conservation between 2010 and 2011, while another 3,000 acres of rural area was purchased by State or federal governments in that timeframe and re-designated as Public Agency Lands.

To compare the Recommended Project described herein to the Proposed Project in the EIR, Table 1 below should be compared to Table 1-1 in Volume I of the EIR. Compared to the Proposed Project, the Recommended Project has less Village Residential area designated in Valle De Oro CPA (-4,184 acres), North County Metro Subregion (-601 acres), and Spring Valley CPA (-730 acres). The Community Planning Areas (CPAs) that experience substantial increases in the Rural Lands designations under the Recommended Project include Pala/Pauma Valley Subregion (+3,524 acres); North County Metro Subregion (+3,092 acres); and Mountain Empire Subregion (+868 acres). Compared to the Proposed Project, the CPAs that would experience substantial decreases in the Semi-Rural Residential land use designations under the Recommended Project include Pala/Pauma Valley Subregion (-3,725 acres); North Mountain Subregion (-3,364 acres); Mountain Empire Subregion (-2,770 acres), and North County Metro (-2,605).

Under the Recommended Project, less area is designated for commercial land use within Mountain Empire Subregion (-93 acres); Ramona CPA (-74 acres); Valley Center CPA (-66 acres); and the North County Metro Subregion (-53 acres). Additionally, the industrial area within the Mountain Empire Subregion is reduced by 123 acres under the Recommended Project due to changes proposed for the community of Tecate. The most substantial changes in land use designation acreages under the Recommended Project involve categorical changes made to some designations. The State and Federal Lands designation was combined with Military Installations. This designation was renamed Public Agency Lands and is used more broadly to apply to most state and federal lands, comprising 55.4 percent of the unincorporated area. Conversely, the Open Space (Conservation) designation was applied more narrowly to designate only those lands specifically acquired for preservation. Table 4 summarizes the environmental impacts of the Recommended Project compared to the Proposed Project impacts.

## **2.3      *Public Consideration of the Recommended Project***

Preparation of this Recommended Project began on September 1, 2009 following public review of the Draft EIR. The Recommended Project was developed as a result of the consideration and response to public comments on the General Plan Update EIR and subsequent Planning Commission and Board of Supervisors hearings.

### **Planning Commission hearings:**

Public hearings took place before the Planning Commission initially on November 6, 19, 20 and December 4, 2009. During these four hearings, County staff presented recommendations on the General Plan Update based on analysis in the Draft EIR and comments received. The hearings included public testimony from members of the two advisory groups (the Steering

Committee and Interest Group) and the community planning groups, as well as many other stakeholders.

County staff used the range of project alternatives analyzed in this EIR to make recommendations to the Planning Commission, particularly with regard to the land use map. The Project presented to the Planning Commission by staff was reflected as an Alternative Recommended Project, similar to the Alternative being recommended herein. Notices were sent to property owners where County staff recommended designations as shown on the Environmentally Superior Map Alternative or designations that differed from any of four land use map alternatives.

On a community-by-community basis, the Planning Commission made tentative recommendations on the Land Use Map. The Commission also considered the following issues raised in public testimony: equity mechanisms, Williamson Act properties, Forest Conservation Initiative (FCI) lands, minimum lot sizes, community plans, economic impacts, the General Plan Amendment (GPA)/Plan Amendment Authorization (PAA) process following the adoption of the General Plan Update, the pipelining policy, Conservation Subdivision Program, permissive vs. restrictive language, SANDAG's population forecast, how the General Plan Update fulfills a jobs-to-housing balance, and Farm Bureau concerns.

On February 5, 2010, a Planning Commission subcommittee met to discuss specific components of the Conservation Subdivision Program, including the balancing of community character in Community Plans. The Subcommittee supported staff's recommendations on the Conservation Subdivision Program and made additional recommendations that included the preparation of Community Design Guidelines to facilitate implementation of the program. The Design Guidelines are to be prepared as a separate action from the General Plan Update.

Planning Commission hearings continued on February 19, March 12, and April 16 of 2010. At the April hearing, the Planning Commission also directed staff to develop a Transfer of Development Rights (TDR) program. Two public workshops were held on May 7 and June 18, 2010 to discuss and prepare a draft TDR program; and a hearing was held on July 9, 2010 to consider the program. The final Planning Commission hearing on the General Plan Update was held on August 20, 2010. During this final hearing, the Planning Commission made its final recommendation to the Board of Supervisors, including a land use map, General Plan text, ordinance amendments, an Implementation Plan, and a TDR program.

#### Board of Supervisors hearings:

County staff presented the Planning Commission/Staff Recommendation to the Board of Supervisors on October 20, 2010. Public testimony before the Board of Supervisors took place on October 20, November 10 and December 8 of 2010. During public testimony, 267 citizens testified concerning the project, and over 50 property specific requests were made in addition to those that had previously been requested in writing. These were requests by property owners that changes to be made to the proposed designations for their properties. Some requests were made by private property owners, some by interest groups and some by community planning groups. On December 8, 2010, the Board of Supervisors directed County staff to analyze and categorize all property-specific requests for land use mapping changes received between October 20<sup>th</sup> and December 8<sup>th</sup>. The Board also directed staff to prepare responses to certain substantive issues raised during public testimony or identified by the Supervisors.

On February 9, March 16 and April 13 of 2011, County staff returned to the Board of Supervisors with the requested information. The staff report included 232 property-specific requests with corresponding analysis and categorization of whether each request would represent a “major,” “moderate,” or “minor” change to the General Plan Update based on the Guiding Principles and what was analyzed in this EIR. A change was labeled “minor” if the change was analyzed as part of the EIR, either as a part of the Proposed Project or as one of the alternatives, and the change would be consistent with the Guiding Principles adopted as a framework for the General Plan Update. A change was labeled “moderate” if it did not conflict with the Guiding principles, but it was not evaluated in the EIR and would require further environmental review in order to be considered. A change was labeled “major” if it would conflict with the Guiding Principles and the EIR, causing an inconsistency. In addition, County staff provided detailed information on the following 28 supplemental issues for Board consideration:

- the PACE Program;
- the TDR Program;
- a focused Williamson Act Program concept;
- fiscal and lending impacts;
- groundwater study,
- water supply and water quality;
- consideration of fire risk;
- supplemental GIS analysis for existing parcelization;
- flexibility in policy language;
- future general plan amendments (GPAs);
- specific plan areas;
- special study areas;
- residential density determination;
- fire response/travel time standards;
- acceptable level of service for roads;
- Road 3A in Valley Center;
- deference to community plans;
- conservation subdivisions
- avoidance requirements;
- conservation subdivisions multi-family building allowance;
- conservation subdivisions design;
- Groundwater Ordinance lot size reductions;
- alternative septic systems;
- open space lands maintenance;
- community planning and sponsor group positions;
- climate change;
- impacts to unrecorded subdivision maps;
- removal of agricultural preserve designators;
- mapping clean-up process;
- and sewer service extension policy.

These issues were also discussed in terms of whether or not Board-directed changes related to these topics would result in “major,” “moderate,” or “minor” changes to the General Plan Update based on the criteria noted above.

On March 16, 2011, the Board unanimously reaffirmed the Guiding Principles of the General Plan Update and agreed only to consider changes that had been reviewed and analyzed in the EIR and would not to create a need to recirculate the environmental documents. Subsequently on April 13, 2011, the Board took action to direct staff to make those changes to the project that were categorized as “minor” based on coverage in this EIR and consistency with the project objectives. The changes included 58 minor changes to the land use map based on property-specific requests. In addition, approximately 12 modifications were made to the General Plan Update project documents. These minor modifications are summarized as follows:

- Inclusion of a focused Williamson Act Program that supports the viability of farming in areas with decreased density from the General Plan Update.
- Removal of draft Policies LU-1.2 and LU-1.3 limiting future GPAs, with direction to revise Board Policy I-63 to clarify the process for future GPA processing.
- Inclusion of two additional special study areas: one in Pala-Pauma Subregional Plan and one in the Mountain Empire Subregional Plan.
- Elimination of new Road 3A and modification of the classifications of Old Highway 395 and West Lilac Road to address deficiencies resulting from the removal.
- Replacement of policy language “where consistent with community plan” with the phrase “see applicable community plan.”
- Addition of new Policy LU-1.9, Achievement of Planned Densities.
- Addition of new Policy LU-2.2, Relationship of Community Plans to the General Plan.
- Addition of new Policy LU-6.8, Oversight of Open Space.
- Minor wording change to Policy LU-1.2, Leapfrog Development.
- Minor wording change to Policy LU-14.4, Sewer Facilities.
- Removal of minimum lot size exceptions in the Groundwater Ordinance Sec. 67.722.A.2.
- Addition of the following allowed uses in CSP avoided areas (open space): passive recreation, non-motorized trails, native landscaping, resource preservation, project mitigation and buffers, MSCP preservation/mitigation, agriculture, wells, water storage tanks, utilities, pump stations, water and sewer facilities or infrastructure, leach fields and brush clearing (in SR-10 and RL-20 designations only), and access roads necessary for any of these uses.

### **3.0 COMPARISON OF THE EFFECTS OF THE RECOMMENDED PROJECT TO THE PROPOSED PROJECT**

#### **3.1 *Aesthetics***

##### **Scenic Vistas**

Similar to the Proposed Project, the Recommended Project proposes land use designations that would result in development that would have the potential to obstruct, interrupt, or detract from scenic vistas. For example, a new housing development that is visible from a scenic vista would have the potential to interrupt the scenic expanse of open space. Additionally, if future development is inconsistent with the surrounding landscape, it would have the potential to detract from the scenic elements of a view. When compared to the Proposed Project, the Recommended Project would propose lower density land uses throughout the unincorporated County, which would result in less development. Less development would potentially result in less obstructions or distractions to scenic vistas. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

##### **Scenic Resources**

Similar to the Proposed Project, the Recommended Project would propose land use designations that would have the potential to result in the removal or substantial adverse change to features that contribute to the valued visual character or image of a neighborhood, community, State Scenic Highway, or localized area, including landmarks (designated) historic resources, trees, and rock outcroppings. For example, future residential or commercial development consistent with the Recommended Project would potentially result in the removal or destruction of a scenic resource during construction or demolition activities. Additionally, if future development is inconsistent with surrounding scenic resources, it would detract from the visual quality of the resources. When compared to the Proposed Project, the Recommended Project would propose lower density development throughout the unincorporated County, which would result in less development of land uses and potentially less impacts to scenic resources from construction or demolition activities. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

##### **Visual Character or Quality**

Similar to the Proposed Project, the Recommended Project would have the potential to result in the degradation of the existing visual character or quality of a community by designating land uses that would result in increased development densities in some areas of the County. While most of the Recommended Project designations would be generally compatible with existing communities, village residential and commercial land uses proposed for town centers would have the potential to result in a substantial change to the existing community character of a CPA. Additionally, development allowable under the land uses proposed in the Recommended Project would have the potential to impact the general character of a community if it is improperly designed or located. In some cases, because the Recommended Project provides lower density development throughout the unincorporated County, slightly higher densities would be accommodated in the village centers in order to meet Housing Element requirements. These increased densities would have the potential to result in some additional community

character impacts when compared to the Proposed Project. In the instances where the Recommended Project would provide lower density designations outside of the village centers, the lower densities would have the potential to be viewed as lessening impacts to existing community character. When compared to the Proposed Project, the Recommended Project would accommodate a smaller number of homes (approximately 5,700 fewer housing units) than the Proposed Project and would therefore result in less development countywide. Less development would result in a lower potential to impact the existing visual character or quality of a community. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is still unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Light or Glare**

The Recommended Project would result in new sources of light or glare from building materials and outdoor lighting used in new residential, commercial, industrial, or public/semi-public developments allowable under its land uses. The Recommended Project designates land uses that are generally consistent with existing land uses throughout the County and, therefore, lighting for development would be expected to be compatible with the existing setting. However, individual developments would have the potential to result in a nuisance or hazard to surrounding uses. Additionally, night lighting in the San Diego region is detrimental to astronomy research at the Palomar and Mount Laguna Observatories. When compared to the Proposed Project, the Recommended Project would accommodate a smaller number of homes (5,700 fewer housing units), less commercial development, and less industrial development, which would result in less overall development and less potential for structures to cause substantial new sources of light or glare. Zone A represents areas that have the greatest impact on the Palomar and Mount Laguna Observatories (see Table 5). Within the Mount Laguna zone, the Recommended Project is not substantially different from the Proposed Project (see Table 2.1-3 in Volume I of this EIR). However, within Zone A for the Palomar Mountain Observatory, the Recommended Project designates less village residential (-328 acres) and less semi-rural residential (-5,969 acres). The Recommended Project also designates less commercial and industrial acreage in both the Palomar and Mount Laguna Observatory zones. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is still unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

## **3.2 *Agricultural Resources***

### **Direct Conversion of Farmland**

As shown in Table 6, approximately 53,495 acres of existing County agricultural resources will be affected by this Alternative because these areas would have land use designations applied that are considered to be a direct impact to agricultural use. Under this alternative, approximately 3,676 acres of village residential, 40 acres of village core mixed use, 473 acres of commercial, 438 acres of industrial, and 7 acres of office professional land uses would be designated in areas with existing agricultural resources. These proposed land use designations would likely result in the direct conversion of the existing agricultural uses because these land uses would result in parcels too small for viable agriculture. Additionally, impacts were

calculated for rural and semi-rural designations based on an estimate of 1.5 acres of potential impact per dwelling unit. Under the Recommended Project, semi-rural residential uses may have up to 44,531 acres of impacts to agricultural resources, comprising approximately 83 percent of the overall potential impact to agriculture under this alternative. Rural residential uses were estimated to result in 4,552 acres of agricultural impacts. In addition to direct losses, land use/agricultural interface issues would have the potential to occur such as dust, noise, and conflicts with pesticide use. Therefore, the Recommended Project would potentially result in a direct conversion of 53,495 acres of agricultural resources to non-agricultural use. When compared to the Proposed Project, the Recommended Project would result in the conversion of 2,468 fewer acres of agricultural resources to non-agricultural uses. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Land-Use Conflict**

Similar to the Proposed Project, implementation of the Recommended Project would remove the agricultural preserve designator from lands not currently under Williamson Act Contract. The removal of the agricultural preserve designator would potentially result in a conflict with existing Williamson Act Contracts or the provisions of the Williamson Act. This is because the Recommended Project would remove non-contracted lands from County-adopted Agricultural Preserves and would also remove the “A” designator from these lands. By removing lands from a preserve at the boundary of a Contract area, new incompatible land uses could be developed adjacent to existing agricultural resources. Similar to the Proposed Project, this would be considered a potentially significant land use conflict on Williamson Act Contract lands. Implementation of the policies and mitigation measures provided in Chapter 7.0 of the EIR would be required.

### **Indirect Conversion of Farmland**

The Recommended Project would place some incompatible land uses in the vicinity of surrounding agricultural resources. This creates the potential for an indirect conversion of farmland and would be considered a significant impact and mitigation would be required.

Compared to the Proposed Project, the Recommended Project would reduce high and medium density land use designations countywide, including: village residential (-5,814 acres); semi-rural residential (-10,900 acres); and village core mixed use (-20 acres). The Recommended Project would increase Rural Lands designations in certain areas that support agriculture such as Pala/Pauma Valley (+3,519 acres), North County Metro (+3,077 acres), Mountain Empire Subregion – Potrero (+1,227 acres), and Valley Center (+417 acres). When compared to the Proposed Project, fewer acres of incompatible land uses would be placed near agricultural resources and the potential for an indirect conversion of farmland would be reduced. Therefore, the Recommended Project would be less likely to cause an indirect conversion of agricultural resources to non-agricultural use than the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

The Recommended Project also includes the creation of a focused Williamson Act program for local farmlands. The County's current Williamson Act program was temporally suspended by the Board of Supervisors on September 28, 2010, as a result of State subvention payment reductions. Under the focused program, the temporary suspension would be terminated and additional contracting criteria would be established to focus the program towards properties which realize density reductions under the General Plan Update. The addition of new contracting criteria would limit the amount of properties eligible to participate in the program; however, it is unlikely that the new criteria would result in the indirect conversion of farmland as overall interest and demand for the program has been low in recent years. Over 90% of the County's current Williamson Act contracts were established prior to 1980, and only two new contracts have been established since 2000. Furthermore, approval of Proposition 13 by state voters in 1978 placed limits on the ability of local governments to increase property taxes, further reducing the incentive for agricultural property owners to participate in the County's current Williamson Act program. Therefore, the creation of a focused Williamson Act program will not result in significant impacts from the indirect conversion of farmland.

### **3.3 Air Quality**

#### **Air Quality Plans**

The current RAQS and SIP are based on projections for residential, commercial, industrial, and recreational land uses contained in the existing General Plan. Similar to the Proposed Project, this alternative would accommodate less growth than the existing General Plan; therefore, it would result in fewer emissions Countywide than were accounted for in the RAQS and SIP. Additionally, future development occurring under the Recommended Project would be required to be consistent with the emission reduction strategies in the RAQS and the SIP. A significant impact would not occur. Therefore, the Recommended Project would result in a similar impact to air quality plans as compared to the Proposed Project.

#### **Air Quality Violations**

Similar to the Proposed Project, new stationary sources of pollutants constructed under the Recommended Project would be subject to the APCD's requirements for permitting and must demonstrate that they will not cause or contribute to a violation of an air quality standard. Development under the Recommended Project would result in increased vehicle miles traveled (VMT), which would result in increased emissions that would violate air quality standards. However, the Recommended Project would generate a total of 826,063 fewer VMT compared to the Proposed Project, as discussed in Section 3.15 below. Additionally, impacts associated with construction would be reduced under this alternative because less development would be accommodated. Therefore, the Recommended Project would result in fewer impacts associated with air quality violations as compared to the Proposed Project. Nevertheless, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

#### **Non-attainment of Criteria Pollutants**

The Recommended Project would result in new vehicle trips and construction that would result in emissions of non-attainment criteria pollutants. However, as described above in the

discussion of air quality violations, the Recommended Project would result in 826,063 fewer VMT and less construction as compared to the Proposed Project. Therefore, the Recommended Project would result in fewer impacts associated with non-attainment criteria pollutants as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Sensitive Receptors**

The Recommended Project would result in increased truck trips in the unincorporated County and use of construction equipment for new development, both of which would emit diesel particulate matter. Emissions would increase the exposure of sensitive receptors to TACs and would result in a significant impact. However, as described above in the discussion of air quality violations, the Recommended Project would result in 826,063 fewer VMT, including truck and non-truck trips, and less construction from new development as compared to the Proposed Project. Therefore, the Recommended Project would result in fewer impacts to sensitive receptors as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Objectionable Odors**

Similar to the Proposed Project, odor generating land uses proposed under the Recommended Project, including landfills, agricultural areas, wastewater treatment plants, food processing plants, chemical plants, composting, dairies, and fiberglass molding facilities would be required to comply with APCD Rule 51 and County of San Diego Code of Regulatory Ordinances Sections 63.401 and 63.402, which prohibit nuisance odors from affecting nearby receptors. Therefore, similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with objectionable odors.

## **3.4 *Biological Resources***

### **Special Status Plant and Wildlife Species**

The Recommended Project would have the potential to result in direct and/or indirect impacts to special status plant and wildlife species and their habitat from the development of land uses proposed under this alternative. The Recommended Project would decrease the acreage of the following higher density land uses, as compared to the Proposed Project: village residential (-5,818 acres), semi-rural residential (-9,435 acres), commercial (-235 acres), industrial (-217 acres), and village core mixed use (-13 acres). Lower density development in areas with habitat would have fewer direct impacts on sensitive species, unlike the denser development associated with village and semi-rural residential and other land uses.

As shown in Table 7, this alternative would result in an estimated 150,642 acres of direct impacts to habitats that would have the potential to support special status plant and wildlife species, compared to 174,638 acres under the Proposed Project. The most substantial reductions in direct impacts to habitat would occur for chaparral (-8,211 acres), Diegan coastal

sage scrub (-3,831 acres), red shank chaparral (-1,908 acres), non-native grassland (-1,705), and coast live oak woodland (-1,558 acres). Additionally, this alternative would result in fewer indirect impacts to special status species because it would accommodate fewer commercial, industrial, and high density residential land uses, which are associated with intensive nighttime lighting and noise, both of which can adversely affect wildlife species. Therefore, as compared to the Proposed Project, the Recommended Project would result in fewer impacts to special status plant and wildlife species. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable.

### **Riparian Habitat and Other Sensitive Natural Communities**

Future development of land uses proposed under the Recommended Project has the potential to result in the direct loss of riparian habitat and other sensitive natural communities by the removal or destruction of such habitat for new development or infrastructure. Potential indirect impacts include adverse effects to water quality in riparian habitat from pollutants in runoff and sedimentation during construction, and fugitive dust produced by construction that would have the potential to disperse onto sensitive vegetation adjacent to construction sites. As described above and shown in Table 7, the Recommended Project would result in 150,642 acres of direct impacts to habitats that would have the potential to support special status plant and wildlife species, compared to 174,638 acres under the Proposed Project because the Recommended Project would accommodate less development than the Proposed Project. The Recommended Project proposes land uses that would have the potential to impact approximately 8,668 acres of riparian habitat, compared to 10,131 acres under the Proposed Project. Therefore, when compared to the Proposed Project, the Recommended Project would result in fewer direct and indirect impacts to riparian habitat and other sensitive natural communities. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable.

### **Federally Protected Wetlands**

Impacts to federally protected wetlands from development under the Recommended Project would involve actions such as direct removal, filling, hydrological interruption, or other destructive modifications associated with new development and infrastructure. Approximately 1,706 acres of federally protected wetlands would have the potential to be impacted by development under the Recommended Project. Compared to the Proposed Project, the Recommended Project would impact approximately 135 fewer acres of federally protected wetland habitat. Therefore, the Recommended Project would result in fewer impacts to federally protected wetlands as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Wildlife Movement Corridors and Nursery Sites**

The Recommended Project would have the potential to result in impacts to wildlife movement corridors and the use of native wildlife nursery sites from the development of land uses proposed under this alternative. As described above, this alternative would result in potentially significant direct and indirect impacts to sensitive habitats, including habitats that currently

function as a wildlife movement corridor or a nursery site. The Recommended Project would result in fewer direct and indirect impacts to vegetation because it proposes lower density development, which would result in fewer impacts to habitat, as compared to the Proposed Project. Therefore, the Recommended Project would also result in a reduced impact to wildlife movement corridors and nursery sites as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable.

### **Local Policies and Ordinances**

Future development under the proposed Recommended Project would not conflict with programs and ordinances that protect biological resources, because, in order for future proposed discretionary projects to be approved and developed, projects would be required to comply with the adopted Multiple Species Conservation Program (MSCP) Subarea Plan and Biological Mitigation Ordinance where applicable, Habitat Loss Permit Ordinance, the Southern California Coastal Sage Scrub Natural Community Conservation Plan (NCCP) Process Guidelines, and the Resource Protection Ordinance. County and public projects such as infrastructure improvements are also subject to local policies and ordinances. Therefore, similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with conflicts with local policies and ordinances.

### **Habitat Conservation Plans (HCP) and NCCPs**

The MSCP and the Coastal Sage Scrub NCCP Process Guidelines are the applicable HCPs for the unincorporated County. As described above in the discussion of local policies and ordinances, future development of land uses proposed under the Recommended Project would be required to demonstrate compliance with the MSCP, Coastal Sage Scrub NCCP Process Guidelines, or any other NCCP or HCP adopted for a particular project site. Therefore, similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with HCPs or NCCPs.

## **3.5 Cultural Resources**

### **Historical Resources**

Similar to the Proposed Project, designated and potentially significant historical resources would have the potential to be disturbed as a result of Recommended Project due to demolition, destruction, alteration, or structural relocation as a result of new private or public development or redevelopment of designated land uses. The Recommended Project would also result in an increase in development intensity in the County which would have the potential to adversely affect historical sites through the introduction of visual, audible, or atmospheric effects that are out of character with the historical resource. In addition, this alternative would have the potential to also result in redevelopment of a historical structure or site that is not compatible with the authenticity of a resource and would substantially alter its significance. When compared to the Proposed Project, the Recommended Project proposes lower development intensity and therefore would result in reduced impacts. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Archaeological Resources**

Similar to the Proposed Project, development of land uses under the Recommended Project would have the potential to result in an adverse change in the significance of archaeological resources through ground-disturbing activities, such as excavation and grading, that have the potential to damage or destroy archaeological resources that may be present on or below the ground surface, particularly in areas that have not previously been developed. Higher density land uses are more likely to result in development that requires extensive excavation or grading activities. Therefore, areas designated as village residential, commercial, or industrial land uses would be likely to result in more construction activities that involve excavation or grading activities than other land uses and would, therefore, be more likely to result in impacts to archaeological resources. Compared to the Proposed Project, the Recommended Project would decrease the overall acreage of high density land use designations including village residential (-5,818 acres), commercial (-235 acres), and industrial (-217 acres). The Recommended Project would result in fewer impacts to archaeological resources than the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Paleontological Resources**

Similar to the Proposed Project, activities resulting from implementation of the Recommended Project, especially construction-related and earth-disturbing actions, would have the potential to damage or destroy fossils in the underlying rock units. Loss or alteration of paleontological resources would have the potential to result in an irreversible loss of significant information. High density land uses are more likely to result in development that requires extensive excavation and would have the potential to result in impacts to paleontological resources. Compared to the Proposed Project, the Recommended Project proposes a reduction in high density land uses. Implementation of the Recommended Project would result in fewer impacts to paleontological resources than the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Human Remains**

As discussed above, the Recommended Project has the potential to impact archaeological resources which are often associated with human remains. When compared to the Proposed Project, this alternative would accommodate less development and result in reduced ground-disturbing impacts which have the potential to disturb human remains. Impacts would be reduced as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

## **3.6 *Geology and Soils***

### **Exposure to Seismic Related Hazards**

The Recommended Project would designate land uses that would allow for development in areas with geological risks such as seismically induced ground shaking, liquefaction, and landslides. However, all future development would be required to comply with all relevant federal, state, and local regulations and building standards, including the California Building Code (CBC) and the County required geotechnical reconnaissance reports and investigations.

Similar to the Proposed Project, impacts associated with exposure to seismic-related hazards would not be considered significant under the Recommended Project.

### **Soil Erosion or Topsoil Loss**

Implementation of the Recommended Project would allow development of land uses that would result in construction and operational activities that would have the potential to expose topsoil to erosion from water or wind. Similar to the Proposed Project, construction occurring under the Recommended Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program, which requires stormwater pollution prevention plans (SWPPPs) to be prepared and best management practices (BMPs) to be identified for construction sites greater than one acre. All construction activities occurring under the Recommended Project would be required to comply with the CBC and the County Grading Ordinance, both of which would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion. The County Grading Ordinance also requires all clearing and grading to be carried out with dust control measures. A significant impact would not occur. Therefore, the Recommended Project would result in a similar impact to soil erosion or topsoil loss as compared to the Proposed Project.

### **Soil Stability**

The Recommended Project would have the potential to result in hazards associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Similar to the Proposed Project, all future development associated with the land uses designated under the Recommended Project would be required to comply with federal, state, and local building standards and regulations, including the CBC and County-required geotechnical reconnaissance reports and investigations. Compliance with these regulations would ensure that impacts associated with soil stability are less than significant. Therefore, the Recommended Project would result in a similar impact to soil stability as the Proposed Project.

### **Expansive Soils**

The Recommended Project would designate land uses that would allow for the development of structures on potentially expansive soils. Therefore, future construction projects consistent with the Recommended Project would have the potential to be affected by expansive soils. Similar to the Proposed Project, all future projects would be required to comply with all applicable federal, state, and local regulations, including the Uniform Building Code (UBC), CBC, and subsequent construction standards. Compliance with such regulations would ensure that potential impacts are less than significant. Therefore, the Recommended Project would result in a similar impact to expansive soils as compared to the Proposed Project.

### **Waste Water Disposal Systems**

Implementation of the Recommended Project would allow development of designated land uses in areas where soils are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. Similar to the Proposed Project, all future development projects under the Recommended Project would be required to comply with all applicable federal, state, and local regulations related to septic tanks and waste water disposal, including County Department of Environmental Health standards. Compliance with such regulations would ensure that impacts related to septic systems are less than significant.

Therefore, the Recommended Project would result in a similar impact to wastewater disposal systems as compared to the Proposed Project.

### **3.7 Hazards and Hazardous Materials**

#### **Transportation, Use, and Disposal of Hazardous Materials**

Implementation of the Recommended Project would allow development of designated land uses that involve the use, disposal, or transport of hazardous materials. Although hazardous materials can be found in all land use designations, those that are more likely to regularly use hazardous materials include limited impact industrial, medium impact industrial, high impact industrial, general commercial, and rural commercial. Similar to the Proposed Project, any future development of land uses, as designated under the Recommended Project, would be required to comply with all applicable federal, state, and local regulations pertaining to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to the transportation, use, and disposal of hazardous materials to a level less than significant. When compared to the Proposed Project, the Recommended Project would reduce industrial land uses by 217 acres and commercial land uses by 235 acres, which are the land uses most likely to regularly use hazardous materials. Similar to the Proposed Project, the Recommended Project would not result in a significant impact.

#### **Accidental Release of Hazardous Materials**

The Recommended Project proposes land uses that commonly store, use, and dispose of hazardous materials, including limited impact industrial, medium impact industrial, and high impact industrial uses. Additionally, existing industries and businesses that use hazardous materials would have the potential to expand or increase to accommodate the anticipated growth under the Recommended Project. Similar to the Proposed Project, development of all future land uses consistent with the Recommended Project would be required to comply with applicable federal, state, and local regulations related to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to accidental release of hazardous materials to a level less than significant. Therefore, the Recommended Project would result in a similar impact regarding accidental release of hazardous materials as compared to the Proposed Project.

#### **Hazards to Schools**

The Recommended Project proposes land uses that have a high potential for hazardous materials usage, such as industrial and commercial uses, to be located within one-quarter mile of an existing or proposed school or daycare. Similar to the Proposed Project, compliance with federal and State regulations pertaining to hazardous materials would ensure that risks associated with hazardous emissions near schools would be kept to below a level of significance. Therefore, the Recommended Project would result in a similar impact associated with hazards to schools as compared to the Proposed Project.

#### **Existing Hazardous Material Site**

Under the Recommended Project, development of designated land uses may be located on sites that would have the potential to create significant hazards to the public or environment,

such as: those pursuant to Government Code 65962.5; burn dump sites; active, abandoned, or closed landfills; formerly used defense sites; areas with historic or current agriculture; or areas with petroleum contamination. Similar to the Proposed Project, all future development of land uses under the Recommended Project would be required to comply with existing federal, state, and local regulations related to existing on-site hazardous materials contamination. Compliance with applicable regulations pertaining to existing hazardous materials contamination would keep impacts to a less than significant level. Therefore, the Recommended Project would result in a similar impact associated with existing hazardous material sites as compared to the Proposed Project.

### **Public Airports**

Under the Recommended Project, some public airports would have the potential to be located adjacent to land uses, such as village residential, which would maintain higher density populations and therefore be considered potentially incompatible. Although development of land uses proposed under the Recommended Project would be required to comply with any applicable Airport Land Use Compatibility Plans, development within the Airport Influence Area (AIA) of a public airport would have the potential to increase the risk of people living or working in these areas to hazards associated with airport operations. Compared to the Proposed Project, the Recommended Project would have lower density development and would accommodate a smaller population (approximately 5,700 fewer residential units), which would result in a reduced risk to people living or working in areas associated with airport operation hazards. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Private Airports**

Implementation of the Recommended Project would result in land use designations that allow development within two miles of a private airport. Therefore, the Recommended Project would have the potential to result in a safety hazard for people residing or working in the vicinity of private airport. Compared to the Proposed Project, the Recommended Project would have lower density development and would accommodate a smaller population (approximately 5,700 fewer housing units), which would result in a reduced risk to people living or working in areas associated with airport operation hazards. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Emergency Response and Evacuation Plans**

Similar to the Proposed Project, construction activities associated with development occurring under the Recommended Project would have the potential to interfere with adopted emergency plans and procedures if authorities are not properly notified or multiple roadways used for emergency routes are concurrently blocked. Additionally, the Recommended Project would accommodate projected population growth in areas that differ from existing conditions. There is a potential that the existing emergency response and evacuation plans that serve the County in the event of an emergency do not account for this relocation of growth. This could cause an inadvertent impairment to the existing emergency response plans and policies, which would result in a loss of life and/or property in the event of an emergency. Compared to the Proposed Project, the Recommended Project would accommodate a smaller population (5,700 fewer

residential units), which would result in less development with the potential to impair emergency response and evacuation plans. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Wildland Fires**

The Recommended Project includes land uses that allow residential, commercial, and industrial development in areas that are prone to wildland fires and would, therefore, have the potential to expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands. When compared to the Proposed Project, the Recommended Project would have lower density development and would accommodate less population growth (5,700 fewer residential units), which would result in a reduced risk to people living or working in areas subject to wildfire risk. Table 8 provides a comparison of land uses in high and very high fire severity zones for the Recommended Project in comparison to the Proposed Project. The uses within areas of “high severity” are not substantially different between the two alternatives. Within the “very high severity” zones, the Recommended Project would result in a 100,000-acre increase in RL-80 lands, which is the preferred low-density designation within these zones. In addition, the Recommended Project decreases semi-rural residential uses by almost 15,000 acres within the “very high severity” zones.

When compared to the Proposed Project, the Recommended Project specifically reduces land use densities in areas that are served by fire agencies with greater distance to cover (longer travel times) and in areas which have difficulty meeting fire code requirements due to limited access. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Vectors**

Given the existing regulations and processes, the Recommended Project would not create a potentially significant hazard to the public or the environment by substantially increasing human exposure to vectors. The Recommended Project would not result in sources of standing water bodies or other vector breeding sources such as composting or manure management facilities. As such, a significant impact would not occur. Therefore, the Recommended Project would result in a similar impact to vectors as compared to the Proposed Project.

## **3.8 *Hydrology and Water Quality***

### **Water Quality Standards and Requirements**

#### **Surface Water**

Similar to the Proposed Project, the development of land uses under the Recommended Project would have the potential to result in the following: 1) substantial additional sources of polluted runoff which would have short-term impacts on surface water, 2) pollutants, such as soils, debris, and other materials, in quantities that would potentially exceed water quality standards

and otherwise significantly degrade water quality; and 3) non-point source pollution into surface and groundwater bodies. When compared to the Proposed Project, the Recommended Project would have lower density development and would accommodate less population growth (5,700 fewer residential units), which would result in less development and less point and non-point source pollutants. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

## **Groundwater**

The Recommended Project has the potential to violate groundwater quality standards by designating land uses that would be groundwater dependent in areas that are currently experiencing groundwater contamination. New wells constructed to support development in these areas would be susceptible to the contaminated groundwater supply which would have the potential to result in a non-potable water supply. When compared to the Proposed Project, the Recommended Project would have lower density development and would accommodate less population growth (5,700 fewer residential units), which would result in a reduced risk for groundwater contamination problems in the future. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts to groundwater quality would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

## **Groundwater Supplies and Recharge**

As discussed in the County General Plan Update Groundwater Study (EIR Volume II, Appendix D), multiple areas of the unincorporated County are currently experiencing groundwater supply impacts. Similar to the Proposed Project, implementation of the Recommended Project would allow land uses and development to occur in these areas, thereby worsening an unsustainable groundwater supply. Similar to the Proposed Project, the Recommended Project would allow additional land uses requiring groundwater in areas already impacted by large quantity groundwater users and consolidated development. The Recommended Project would also designate land uses requiring groundwater in areas currently experiencing a high frequency of wells with low well yield. The Recommended Project and the Proposed Project would both result in cumulatively significant impacts to groundwater resources in eleven groundwater basins. For the above reasons, the Recommended Project would result in a potentially significant impact to groundwater supply. The Recommended Project would reduce total housing outside the San Diego County Water Authority (SDCWA) service area by over 2,000 dwelling units (see Table 9). Therefore, the Recommended Project would result in a lesser impact to groundwater when compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

## **Erosion or Siltation**

Development of land uses designated in the Recommended Project would result in the construction of new residential, commercial, and industrial buildings, roadways, agriculture, landscaping, and other features within the unincorporated County that are anticipated to result in permanent alterations to existing drainage patterns by converting areas within the County

from pervious surfaces to impervious surfaces. Permanent development of impervious surfaces within the unincorporated County would increase runoff and potentially result in new erosion problems or the worsening of existing erosion problems. When compared to the Proposed Project, the Recommended Project would accommodate less development and would result in reduced erosion or siltation. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Flooding**

Development of land uses designated in the Recommended Project would have the potential to result in substantial alteration of existing drainage patterns and increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site during and after construction activities. When compared to the Proposed Project, the Recommended Project proposes lower density development and would accommodate less population growth (5,700 fewer residential units), which would result in reduced alteration of existing drainage patterns and a reduced risk for flooding. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Exceed Capacity of Stormwater Systems**

Residential, commercial, and industrial land uses proposed under the Recommended Project would increase the amount of impermeable surfaces within the unincorporated County from the development of rooftops, parking lots, roads, and driveways associated with the land uses. The development of future land uses as designated in the Recommended Project would have the potential to contribute run-off in a manner that would exceed existing stormwater drainage facilities and require the construction of new stormwater drainage facilities. When compared to the Proposed Project, the Recommended Project would have lower density development, would accommodate less population growth (5,700 fewer residential units), and would result in less development, which would reduce the potential for run-off to exceed existing stormwater drainage facilities. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Housing within a 100-year Flood Hazard Area**

Land uses designated under the Recommended Project would have the potential to result in housing being placed within a 100-year flood hazard area. The land uses that have the highest potential to contain housing, due to residential designations, include village residential, village core mixed use, semi-rural residential, and rural residential. Table 10 provides the acreage of each land use type that would be located within a flood area for the Recommended Project and the Proposed Project. When compared to the Proposed Project, the Recommended Project has a reduced amount of higher density land uses located within flood areas, such as semi-rural residential (-396 acres) and industrial (-81 acres). Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Impeding or Redirecting Flood Flows**

Land use designations under the Recommended Project would potentially result in structures within a 100-year flood-hazard area which could impede or redirect flood flows. High density land uses designated in the Recommended Project that would have an increased potential to impede or redirect flood flows include village residential, village core mixed use, neighborhood commercial, general commercial, limited impact industrial, medium impact industrial, and high impact industrial. Table 10 identifies proposed Recommended Project land uses that would occur within flood hazard areas. Under the Recommended Project the following high-density designations would include areas located within a floodplain: village residential, 2,841 acres; neighborhood commercial, two acres; general commercial, 270 acres; limited impact industrial, 138 acres; medium impact industrial, 172 acres; and high impact industrial, 71 acres. When compared to the Proposed Project, the Recommended Project would result in 66 less acres of land uses with the highest potential to impede or redirect flood flows. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Dam Inundation and Flood Hazards**

Similar to the Proposed Project, implementation of the Recommended Project would place housing or structures within dam inundation areas, thereby increasing the potential for a significant risk of loss, injury or death involving flooding. Impacts related to dam inundation and flooding hazard areas are based upon the land uses located within a dam inundation zone. When compared to the Proposed Project, the Recommended Project does not substantially change the land use designations within dam inundation zones. Therefore, the Recommended Project would result in a similar impact associated with dam inundation and flooding. Impacts would be considered potentially significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Seiche, Tsunami, and Mudflow Hazards**

Due to the inland location of the unincorporated County and the history of minor tsunami events, implementation of the Recommended Project would not expose people or structures to hazards associated with inundation by a tsunami. Implementation of the Recommended Project would not result in land uses or development within areas subject to inundation from a seiche. A significant impact would not occur. Therefore, the Recommended Project would result in a similar impact associated with seiche and tsunami hazards as compared to the Proposed Project.

Implementation of the Recommended Project would designate land uses in areas that would be considered susceptible to mudflows. When compared to the Proposed Project, the Recommended Project proposes lower density development and would accommodate a smaller population (5,700 fewer residential units), which would result in a reduced risk to people or structures being exposed to mudflow hazards. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **3.9 Land Use**

#### **Physical Division of an Established Community**

Similar to the Proposed Project, the Recommended Project does not include any new railroad tracks, airports, or other features that would physically divide a community. However, future roadway development under the Recommended Project would result in new or improved roadways that would have the potential to physically divide an established community. There would be some reduced need for future roads or road expansions under this alternative because it would accommodate less growth. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

#### **Conflicts with Land Use Plans, Policies, and Regulations**

Similar to the Proposed Project, the Recommended Project would not conflict with the following planning documents: Regional Comprehensive Plan (RCP), 2030 RTP, Congestion Management Program (CMP), San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), RAQS, County Trails Program (CTP), spheres of influence (SOI), community plans, the County Zoning Ordinance, and specific plans. Therefore, similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with conflicts with land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

#### **Conflicts with HCPs or NCCPs**

Similar to the Proposed Project, future development under the Recommended Project would be required to demonstrate compliance with any HCP or NCCP adopted for the project area, including the MSCP in areas located within the adopted South County MSCP Subarea Plan, or the Coastal Sage Scrub NCCP Process Guidelines for projects located outside of the adopted MSCP boundary. Therefore, similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with conflicts with HCPs or NCCPs.

### **3.10 Mineral Resources**

#### **Mineral Resource Availability**

Development and growth in the unincorporated County would occur under the Recommended Project, especially in the western portion of the County where growth would be concentrated. Because mineral resources are also concentrated in the western unincorporated areas, the loss of mineral resources availability would be unavoidable due to planned growth under the Recommended Project. Additionally, the Recommended Project would place residential land uses in the backcountry which would result in constraints that would make permitting new mines more difficult. Compared to the Proposed Project, the Recommended Project would have lower density land uses, accommodate a smaller population (5,700 fewer residential units), and result in less development. Therefore, this alternative would result in reduced impacts compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be

reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Mineral Resource Recovery Sites**

The Recommended Project proposes land uses that would be incompatible with mining and resource recovery operations in areas designated MRZ-2, MRZ-3, underlain by Quaternary alluvium, or that contain or potentially contain important aggregate resources. Incompatible land uses include semi-rural residential and village residential land uses. Therefore, the Recommended Project would allow the development of incompatible land uses in areas that potentially contain mineral resources which would result in the loss of availability of recovery sites. Under the Proposed Project, the majority of new development, including incompatible land uses such as village residential, is proposed in the western portion of the unincorporated County, where MRZ-2 and MRZ-3 zones have been designated. The Recommended Project also proposes incompatible land uses in the western portion of the County; however, the lower density development accommodated under this alternative would result in fewer potential conflicts with mineral resource recovery sites. For example, the entire Fallbrook CPA has been designated as either MRZ-2 or MRZ-3. The Recommended Project would accommodate 450 fewer acres of semi-rural residential development and 51 fewer acres of village residential uses in this CPA as compared to the Proposed Project, which would result in less dense development and fewer potential conflicts with mineral resource recovery sites in this CPA. Therefore, this alternative would result in reduced impacts compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

## **3.11 Noise**

### **Excessive Noise Levels**

The Recommended Project would designate land uses near noise-generating sources that would have the potential to expose people to noise levels in excess of the County's compatibility guidelines provided in Table N-1, Noise Compatibility Guidelines, within the Noise Element. Lower density land use designations are less likely to be exposed to noise levels in excess of noise compatibility guidelines because less development would be constructed, and development would be more likely to be spaced away from noise-generating land uses due to larger lot sizes and/or more open space. Specifically, the Recommended Project would result in more acres of rural lands than the Proposed Project in the North County Metro Subregion (+3,092 acres), Mountain Empire Subregion (+868 acres), Valley Center CPA (+414 acres), and Fallbrook CPA (+36 acres). These four communities were identified as having the potential to expose land uses to noise in excess of noise compatibility guidelines under the Proposed Project. Countywide, the Recommended Project would decrease the acreage of high-density village residential (-5,818 acres) and other land use designations that would have the potential to expose people to excessive noise such as semi-rural residential (-9,435 acres) and commercial (-235 acres). Therefore, the Recommended Project would result in fewer impacts related to excessive noise levels as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Excessive Groundborne Vibration**

The Recommended Project does not include specific development projects; therefore, it is not possible to determine exact vibration levels associated with construction of future development under this alternative. However, the majority of intensive land uses designated in the Recommended Project, approximately 80 percent, would be located within the SDCWA boundary, or western region of the unincorporated County. Therefore, this area is more likely to be affected by ground-borne vibration and noise from construction as a result of development. Development of infrastructure in all areas of the unincorporated County would have the potential to result in substantial groundborne vibration and noise from construction. Under the Recommended Project, planning areas that would accommodate a substantial amount of development and thus have the potential to result in vibration from construction include Bonsall CPA, Fallbrook CPA, Lakeside CPA, North County Metro Subregion, Rainbow CPA, Ramona CPA, San Dieguito CPA, and Valley Center CPA, and Sweetwater CPA, Alpine CPA, Central Mountain Subregion, Crest/Dehesa Subregion, Julian CPA, Mountain Empire Subregion, and Desert Subregion. Valle de Oro, Spring Valley, and County Islands CPAs are relatively developed compared to the other planning areas. Therefore, these CPAs would not have the available capacity to accommodate a substantial amount of new development and would have less potential to be impacted by vibration from construction. Most of the Pendleton/De Luz CPA is encompassed by Marine Corps Base Camp Pendleton and is not under the jurisdiction of the County; therefore, the Recommended Project does not have land uses for most of the CPA. Limited development would be accommodated in the De Luz area of the CPA; therefore impacts would be less in this area as compared to the other planning areas. The Recommended Project would result in lower density development Countywide as compared to the Proposed Project. Lower density development would result in fewer impacts from construction vibration because less construction would take place, and less new vibration sensitive land uses would be constructed. Therefore, the Recommended Project would result in fewer impacts associated with excessive vibration from construction as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Permanent Increase in Ambient Noise Levels**

Similar to the Proposed Project, the Recommended Project would accommodate the development of new roadways and other noise generating land uses that would result in a significant increase in ambient noise levels. The Recommended Project roadway network has 613 lane miles of State highways and 2,396 lane miles of Mobility Element roads, which is slightly less than the Proposed Project, which has 614 lane miles of State highways and 2,407 lane miles of Mobility Element roads. However, compared to the Proposed Project, the Recommended Project would generally have lower density development which would be less likely to expose people to permanent increases in traffic noise because less development would be constructed, and development would be more likely to be spaced away from roads. The Recommended Project would have 217 fewer acres of industrial land uses and 235 fewer acres of commercial land uses, which are noise generating land uses, as compared to the Proposed Project. Additionally, compared to the Proposed Project, the Recommended Project includes more acres of low density rural lands in the Pala/Pauma Valley Subregion (+3,524 acres), San Dieguito CPA (+298 acres), Fallbrook CPA (+36 acres) and Valley Center CPA (+414 acres). Lower density development would be less likely to expose NSLU to increased traffic noise from casinos because fewer NSLU would be constructed, and development would be more likely to be spaced away casino access roads. Therefore, this alternative would result in reduced

impacts compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Temporary Increase in Ambient Noise Levels**

The majority of new development under the Recommended Project would be planned within the SDCWA boundary, or western region of the unincorporated County. Therefore, this area is more likely to be affected by temporary increases in ambient noise from construction as a result of development consistent with the Recommended Project. However, construction of new development and infrastructure anywhere in the County would have the potential to result in substantial construction noise. In addition, the Recommended Project would accommodate intensified residential and mixed-use development in town centers, which would have the potential to increase nuisance noise and associated noise complaints from neighboring uses. The Recommended Project would result in lower density development countywide as compared to the Proposed Project, including more acreage of rural lands in some western areas such as North County Metro (+3,092), San Dieguito (+298 acres), Valley Center (+414 acres), and Fallbrook (+36 acres). Lower density development would result in fewer impacts from construction noise and nuisance noise because fewer land uses would be constructed and the distance between residences and other development would be increased. Therefore, the Recommended Project would result in reduced impacts compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Excessive Noise Exposure from a Public or Private Airport**

The Recommended Project would designate land uses in several communities (Desert Subregion, Fallbrook CPA, North Mountain Subregion, Pala/Pauma Valley Subregion, Ramona CPA, and Valley Center CPA) that would have the potential to be exposed to excessive noise from a public or private airport. As compared to the Proposed Project, the Recommended Project would result in lower density development Countywide and in the areas near airports. For example, the Recommended Project proposes more rural land in Pala/Pauma Valley (+3,524 acres) and Valley Center (+414 acres) as compared to the Proposed Project. Lower density development would be less likely to expose NSLU to excessive aircraft noise because fewer land uses would be constructed, and development would be more likely to be spaced away from airports. Therefore, the Recommended Project would result in fewer impacts as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

## ***3.12 Population and Housing***

### **Population Growth**

The Recommended Project would accommodate 65,804 new residential units within the unincorporated County compared to 2008 conditions. Therefore, the Recommended Project would induce population growth in the San Diego region. However, growth under the Recommended Project would be consistent with regional growth forecasts because SANDAG forecasts approximately 68,889 new residential units in the unincorporated County by 2030,

compared to 2008 conditions. Similar to the Proposed Project, future development under this alternative would be required to comply with the land use plan adopted as part of the General Plan Update, which includes a land use framework and policies for growth that would avoid unplanned growth beyond regional growth forecasts. Therefore, similar to the Proposed Project, the Recommended Project would not result in the direct or indirect inducement of unplanned population growth.

### **Displacement of Housing**

Similar to the Proposed Project, new development under the Recommended Project would have the potential to result in the displacement of existing housing. Some areas that currently contain residences are designated for commercial or other non-residential land uses under this alternative and future construction of these non-residential land uses would have the potential to displace the existing housing. However, increases in residential density elsewhere would sufficiently replace displaced housing in the unincorporated County so that the RHNA would be accommodated. Consistent with State law, the Recommended Project land use plan provides adequate capacity to exceed its RHNA of 12,358 new residential units by accommodating up to 65,804 new residential units; therefore, it would not necessitate the construction of replacement housing outside of the unincorporated area. Similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with the displacement of housing.

### **Displacement of People**

As described above in the discussion of displacement of housing, this alternative would result in the displacement of people if existing occupied residential uses were designated for non-residential use, resulting in the displacement of people. However, increases in residential density under the Recommended Project would accommodate up to 65,804 new residential units, which would sufficiently provide replacement housing in the unincorporated County for people that may have been displaced. Therefore, similar to the Proposed Project, the Recommended Project would not result in a significant impact associated with the displacement of people.

## **3.13 Public Services**

### **Fire Protection, Police, School, and Library Services**

New development under the Recommended Project would increase the existing demand for fire protection services, police services, school services, and library services. To maintain or achieve acceptable service standards, new or physically altered fire, police, school, and library facilities would be required. When compared to the Proposed Project, the Recommended Project would accommodate less population growth (5,700 fewer residential units) and, therefore, would result in a reduced need for fire, police, school, and library facilities to be constructed or expanded. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. After mitigation, impacts related to school facilities would remain significant and unavoidable due to the fact that the planning, approval and construction of such facilities is not within the County's jurisdiction.

### **3.14 Recreation**

#### **Deterioration of Parks and Recreational Facilities**

The projected population growth anticipated under the Recommended Project would result in an increase in the number of persons that utilize recreational facilities in the unincorporated County. Similar to the Proposed Project, CPAs located in the western portion of the unincorporated County are more likely to experience substantial population growth from implementation of the Recommended Project. This increase in population would result in an increased demand for recreational facilities, which would have the potential to also result in accelerated deterioration of the facilities. When compared to the Proposed Project, the Recommended Project would accommodate a smaller population (5,700 fewer residential units) as compared to the Proposed Project, and therefore would result in less demand for recreational facilities and a lower potential for existing parks and recreational facilities to experience deterioration. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

#### **Construction of New Recreational Facilities**

Implementation of the Recommended Project would continue to create a need for new or expanded recreational facilities to accommodate the anticipated population growth in the unincorporated County. The construction of any future recreational projects, including those proposed by the County Department of Parks and Recreation, would have the potential to cause additional secondary environmental effects. When compared to the Proposed Project, the Recommended Project would accommodate a smaller population (5,700 fewer residential units), would result in a lower demand for recreational facilities, and would result in a decreased need for construction of new facilities. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered potentially significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **3.15 Transportation and Traffic**

#### **Unincorporated County Traffic and LOS Standards**

##### **Proposed Roadway Network**

Within Appendix E, the Technical Memorandum for this EIR, County of San Diego General Plan Update – Recommended Project Alternative 2011 (Fehr and Peers Transportation Consultants 2011), Table 4, Roadway Lane Miles by Subregion & CPA - Recommended Project, displays lane miles proposed under the Recommended Project by facility type (State highway, Mobility Element roads, and traffic forecast model local public roads), as well as by Subregion and/or CPA. Since the local public roads identified in this report do not represent all local public roads (only those included in the traffic forecast model), they are not discussed further. Implementation of the Recommended Project would result in a roadway network that has 612.6 lane miles of State highway and 2,396.0 lane miles of County ME roads for a total of 3,008.6 roadway lane miles. This roadway network is approximately the same as the Proposed Project (a difference of 12.7 lane miles).

Roadway lane miles proposed under the Recommended Project would generally be evenly distributed between the northern communities (961.7 lane miles), southwestern communities (1,013.2 lane miles), and eastern communities (1,033.7 lane miles). CPAs that would experience the greatest number of roadway lane miles under the Recommended Project include Desert Subregion (326.5 lane miles), North Mountain Subregion (244.0 lane miles), North County Metro (216.0 lane miles), Mountain Empire Subregion (214.9 lane miles), Ramona CPA (214.4 lane miles), and Lakeside CA (212.0 lane miles). The Recommended Project roadway network distribution is almost identical to the Proposed Project. It should be noted that many of the roadway lane miles included in both the Proposed Project and the Recommended Project roadway network have been previously constructed and are operating under existing conditions. Additionally, the Recommended Project roadway network does not account for any changes that would be incorporated by the BOS to mitigate potential impacts to deficient roadway facilities. A discussion of potentially deficient facilities that would occur under the Recommended Project and that would require mitigation is further discussed below.

### **Projected Trip Generation**

Within Appendix E, Technical Memorandum, County of San Diego General Plan Update – Recommended Project 2011 (Fehr and Peers Transportation Consultants 2011), Table 2, Daily Vehicle Trip Generation, displays forecast Average Daily Trip (ADT) generation in the unincorporated portion of the County of San Diego for the Recommended Project, existing General Plan, Proposed Project (Referral), and project alternatives. As shown in this table, the Recommended Project would generate a total of 177,078 less vehicle trips than the Proposed Project. When compared to the Proposed Project, CPAs that would experience the greatest decreases in ADT from implementation of the Recommended Project include Valley Center (-47,923), Alpine (-43,261 ADT), Mountain Empire Subregion (-43,029 ADT); Bonsall (-21,536), Rainbow CPA (-14,637 ADT), Otay Subregion (-13,171), and North County Metro Subregion (-12,553). When compared to the Proposed Project, CPAs that would experience the greatest increases in ADT from implementation of the Recommended Project include Fallbrook (+38,401), Lakeside CPA (+4,720 ADT); San Dieguito CPA (+2,627 ADT); County Islands (+2,311 ADT); and Pendleton-DeLuz CPA (+1,510 ADT). Overall, the Recommended Project would result in fewer total ADTs than the Proposed Project.

### **Projected VMT**

Within Appendix E, Technical Memorandum, County of San Diego General Plan Update – Recommended Project 2011 (Fehr and Peers Transportation Consultants 2011), Table 3, Daily Vehicle Miles of Travel, displays daily vehicle miles of travel (VMT) for the Recommended Project, existing General Plan, Proposed Project (Referral), and project alternatives. As shown in the table, the Recommended Project would result in a total of 826,063 fewer VMT than the Proposed Project. When compared to the Proposed Project, CPAs that would experience large decreases in VMT from implementation of the Recommended Project include Bonsall CPA (-380,409 VMT), Rainbow CPA (-242,363 VMT), Alpine CPA (-137,856 VMT) Jamul/Dulzura Subregion (-70,374), Mountain Empire Subregion (-63,152 VMT); Valley Center CPA (-58,683 VMT), North Mountain Subregion (-42,526 VMT), and Ramona CPA (-28,309 VMT). When compared to the Proposed Project, CPAs that would experience increases in VMT from implementation of the Recommended Project include Fallbrook CPA (+208,193), Pendleton-DeLuz CPA (+20,439 VMT), San Dieguito CPA (+12,821 VMT), and Lakeside CPA (+12,643

VTM). Under implementation of the Recommended Project, the northwestern communities would experience more than half of all total VMT. This distribution is similar to the Proposed Project. Overall, the Recommended Project would result in 24,544,826 total VMT.

### **Projected Roadway Network Performance**

Within Appendix E, Technical Memorandum, County of San Diego General Plan Update – Recommended Project 2011 (Fehr and Peers Transportation Consultants 2010), Table 6, Roadway Lane Miles by LOS - Recommended Project 2011, displays projected performance results for the roadway network proposed under the Recommended Project. LOS E and F are considered to be deficient facilities and subject to mitigation. Implementation of the Recommended Project would result in 140.1 lane miles within the unincorporated County operating at an unacceptable LOS E or LOS F. Compared to the number of roadway lane miles projected to operate at a deficient level under the Proposed Project (270.3 lane miles), the Recommended Project would result in 130.2 fewer lane miles (50 percent less) operating a deficient LOS level.

Under the Recommended Project, a total of 52.1 roadway lane miles (approximately 9.8 lane miles of State highways and 42.3 lane miles of Mobility Element roads) would operate at a deficient LOS E. CPAs that would experience the greatest number of LOS E roadway lane miles include San Dieguito CPA and Lakeside CPA (10.1 lane miles each); Valley Center CPA (8.7 lane miles); and Fallbrook CPA (6.8 lane miles). A total of 88.0 roadway lane miles (15.1 lane miles of State highway and 72.9 lane miles of ME roads) are projected to operate at LOS F under the Recommended Project. CPAs that would experience the greatest number of LOS F roadway lane miles include San Dieguito CPA (24.2 lane miles); Lakeside CPA (14.7 lane miles); Fallbrook CPA (13.1 lane miles); Bonsall CPA (9.7 lane miles) and Valley Center (7.9 lane miles).

Under implementation of the Recommended Project, all of the deficient roadway lane miles (operating at LOS E or F) are located in the northwestern and southwestern communities. Under implementation of the Proposed Project, nearly 70 percent of the deficient roadway lane miles (operating at LOS E and F) are located in the northwestern communities, with the remaining located in the eastern communities. Appendix F, Impacted Roadway Segments and Supporting Rationale for LOS E/F Level Acceptance, provides a detailed table identifying the deficient roadways and describing the rationale behind the infeasibility for improving these deficient roadway segments.

### **Deficient Facilities**

As identified in Table 8, Deficient Facilities by Subregion & CPA - Recommended Project, within Appendix E, Technical Memorandum, County of San Diego General Plan Update – Recommended Project 2011 (Fehr and Peers Transportation Consultants 2011), implementation of the proposed Recommended Project would result in a total of 80 deficient roadway segments throughout the unincorporated County (approximately 11 State highway segments and 69 Mobility Element segments). Compared to the Proposed Project (expected to result in 134 deficient roadway segments) the Recommended Project would have 54 fewer deficient roadway segments. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be

reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Adjacent Cities Traffic and LOS Standards**

Implementation of the Recommended Project would likely result in multiple roadway segments in adjacent jurisdictions to exceed the LOS standard established by the applicable jurisdiction. Potential impacts to adjacent cities traffic and LOS standards were evaluated within the County of San Diego General Plan Update Traffic Impacts to Adjacent City Jurisdictions Report (Wilson and Company 2009b), included in Appendix H of this EIR. However, this report did not evaluate potential impacts to adjacent cities traffic and LOS standards for project alternatives (excluding the No Project Alternative which was evaluated). However, the results included in the County of San Diego Traffic and Circulation Assessment (Wilson and Company 2009a), provide insight into potential impacts that would occur to adjacent cities under implementation of the Recommended Project. When compared to the Proposed Project, the Recommended Project would result in less total deficient roadway segments and less total deficient lane miles than the Proposed Project. The Recommended Project would accommodate 5,700 fewer housing units than the Proposed Project, which would reduce the number of vehicle trips generated on local roadways from this alternative. Fewer vehicle trips would result in lesser impacts to the proposed roadway network, as is described above. Therefore, it follows that the Recommended Project would also contribute fewer vehicle trips to adjacent jurisdictions' roadways, and would result in reduced impacts as compared to the Proposed Project. Therefore, it is reasonably foreseeable that impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Rural Road Safety**

Implementation of the Recommended Project would result in the adoption of a Mobility Element network that includes existing roadways with horizontal and vertical curves that are sharper than existing standards. Additionally, other safety hazards, such as minimal roadway lighting, incompatibility with agricultural vehicles, and redistribution of traffic patterns that would pose increased risk to pedestrians and bicyclists would have the potential to occur under this alternative. When compared to the Proposed Project, the Recommended Project would accommodate a smaller population which would translate to fewer people exposed to rural road safety hazards. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Emergency Access**

Under the Recommended Project, existing inadequate roadway widths, dead end roads, one-way roads, and gated communities, all of which have the potential to impair emergency access, would still occur. Additionally, existing private roadways with the potential to impair emergency access would occur. When compared to the Proposed Project, the existing conditions that would potentially impair emergency access would remain the same. Therefore, the Recommended Project would result in a similar impact compared to the Proposed Project. Impacts would be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Parking Capacity**

All future development, allowable under the land uses of the Recommended Project, would be required to comply with existing County parking regulations to ensure that adequate parking facilities are available. However, the land uses under the Recommended Project would have the potential to necessitate modification to existing County parking regulations due to the difference in location and densities of such land uses from those upon which the existing standards are based. For example, similar to the Proposed Project, the Recommended Project would allow for the development of high density land uses, such as village core mixed use and village residential. While village land uses are intended to encourage pedestrian and alternative transportation, the high density development of these areas would create a potential land use conflict that may result in inadequate parking facilities being available. The construction of housing or commercial buildings within these land use designations would have the potential to prevail over the construction of parking areas due to the desirable location of housing or potential revenue associated with commercial establishments, though the demand for parking in these areas would be high. High density development may require a modification to the existing County parking regulations in order to be consistent with such regulations. The Recommended Project would result in a similar impact compared to the Proposed Project. Impacts would be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Alternative Transportation**

Implementation of the Recommended Project would create provisions for alternative modes of transportation, including bike lanes, bus stops, trails, and sidewalks. Although many policies proposed under the Recommended Project would require coordination between the County and the agencies responsible for public transportation planning, the potential exists for the alternative to conflict with existing plans for alternative transportation. When compared to the Proposed Project, the Recommended Project would result in a lower population and less development, with less potential for conflict with existing public transportation plans. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

## **3.16 Utilities and Service Systems**

### **Wastewater Treatment Requirements**

Similar to the Proposed Project, the Recommended Project would have the potential to violate wastewater treatment standards if the demand for wastewater treatment services increased at a rate disproportionate to capabilities of wastewater treatment facilities. Additionally, development in the eastern portion of the County would have the potential to result in a violation of water quality standards and wastewater discharge requirements if residences do not adequately maintain septic systems. As shown in Table 9, the Recommended Project would accommodate a lower population in the SDCWA boundary than the Proposed Project (3,711 fewer residential units) and would result in a reduced demand for wastewater treatment services within the SDCWA. This alternative would also result in a decreased demand for wastewater treatments services in areas dependent on septic systems. Therefore, overall demand for wastewater treatment would decrease under this alternative and impacts would be lessened. However,

impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **New Water and Wastewater Facilities**

Similar to the Proposed Project, the development of future land uses accommodated under the Recommended Project would result in the construction of residential, commercial, and industrial structures and would require new and expanded water and wastewater treatment facilities to meet demand. The Recommended Project would result in a lower concentration of housing units to be located in areas with existing infrastructure, unlike the Proposed Project which would concentrate more growth within the SDCWA service area in an effort to locate new development near existing infrastructure. As shown in Table 9, when compared to the Proposed Project, the Recommended Project would reduce total housing within the SDCWA service area by 3,711 dwelling units. Therefore, overall impacts related to water and wastewater treatment facilities would decrease under this alternative because demand would be lower than for the Proposed Project. Impacts would also still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Sufficient Stormwater Drainage Facilities**

Similar to the Proposed Project, the development of new residential, commercial, and industrial structures consistent with the land use designations proposed in the Recommended Project would increase the amount of stormwater runoff within the unincorporated County and would potentially exceed the capacity of existing stormwater drainage systems, requiring the construction of new or expanded facilities. Compared to the Proposed Project, the Recommended Project would have lower density land uses which would result in less impermeable space and potentially less runoff. The reduction in impermeable surface and runoff would decrease the need for new or expanded stormwater drainage facilities to be constructed. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Adequate Water Supplies**

Implementation of the proposed Recommended Project would increase the number of housing units and populations served within the service areas of SDCWA member water districts and groundwater dependent water districts. Although multiple planning documents exist to ensure a reliable water supply is available for future growth within the County, issues such as cutbacks in imported water and unprecedented drought years were unaccounted for in these documents. Additionally, the County Groundwater Study (Appendix D within Volume II of this EIR) prepared to analyze potential impacts to groundwater from implementation of the General Plan Update, projects that some groundwater basins throughout the County would be impacted upon build-out of the General Plan Update. These impacts would result in some groundwater dependent water districts having a potentially inadequate water supply. As shown in Table 9 when compared to the Proposed Project, the Recommended Project would reduce housing densities within the service area of the SDCWA by 3,711 dwelling units, and would further result in 2,012 less units outside the SDCWA. Therefore, this alternative would result in a lesser concentration of housing units to occur in areas that import water and as well as groundwater dependent areas. As such, impacts would be lessened as compared to the Proposed Project. Impacts

would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Adequate Wastewater Facilities**

The development of future land uses as designated in the Recommended Project would result in the construction of residential, commercial, and industrial structures throughout the unincorporated County, which would increase wastewater treatment demand compared to existing conditions. However, compared to the Proposed Project, this alternative would result in lower density development throughout the unincorporated County. The Proposed Project would have the potential to result in inadequate wastewater treatment facilities within the SDCWA boundary. As shown in Table 9, when compared to the Proposed Project, the Recommended Project would reduce housing within the SDCWA member agency service area by 3,711 dwelling units. Therefore, impacts related to adequate wastewater facilities would be reduced under this alternative because demand for wastewater facilities within the SDCWA boundary would be lessened. This alternative would also decrease impacts to wastewater service providers outside of the SDCWA boundaries and impacts to areas dependent on septic systems because this alternative proposes 2,012 fewer residential units outside the SDCWA boundary. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **Sufficient Landfill Capacity**

If additional landfills are not constructed and existing landfills are not expanded, the Integrated Waste Management Plan (IWMP) Siting Element estimates that the County will run out of physical landfill capacity by 2016. Therefore, the development of future land uses as designated in the Recommended Project would have the potential to be served by landfills with insufficient capacity to accommodate the future solid waste disposal needs. Compared to the Proposed Project, the Recommended Project would have a lower population (19,805 fewer people), which would result in a reduced demand for landfill capacity. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. It is unlikely that impacts would be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

### **Solid Waste Regulations**

Development of future land uses as designated in the Recommended Project would be required to comply with federal, State, and local statutes and regulations related to solid waste. Compliance with existing regulations would ensure impacts to solid waste regulations would remain at a level of less than significant. A significant impact would not occur. Therefore, the Recommended Project would result in a similar impact associated with solid waste regulations as compared to the Proposed Project.

## **Energy**

Development of land uses as designated in the Recommended Project would require energy for construction and operation, thereby increasing energy demand in the County. To accommodate the projected increase in energy demand, energy facilities would need to be constructed or expanded. Compared to the Proposed Project, the Recommended Project would accommodate a smaller population (5,700 fewer housing units), which would result in a reduced demand for energy. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

### **3.17 *Climate Change***

#### **Compliance with AB 32**

Compliance with AB 32 requires greenhouse gas (GHG) emissions to be reduced to 1990 levels by the year 2020. When compared to the Proposed Project, the Recommended Project would accommodate less growth and development in the unincorporated County, which would translate to less GHG emissions from community and government operations. Additionally, the Recommended Project would result in a total of 826,063 less VMT than the Proposed Project, which would translate into less GHG emissions from transportation. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

#### **Adverse Climate Change Impacts**

Climate change impacts that would be most relevant to the unincorporated County are the effects on water supply, wildfires, energy needs, and impacts to public health. Scientists have forecast that if current GHG emission trends continue, the region will face severe adverse impacts. When compared to the Proposed Project, the Recommended Project would accommodate less growth and development in the unincorporated County, resulting in either less growth in the region or moving the growth to the incorporated cities, where more infrastructure and services are in place to make this growth more sustainable. In addition, this would translate to less GHG emissions from community and government operations. Therefore, impacts would be lessened as compared to the Proposed Project. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

**Table 1. Land Use Designation Distribution for the Recommended Project in Acres**

CPA or Subregion	Land Use Designation											
	Village Residential	Semi-rural Residential	Rural Lands	Specific Planning Area	Office Professional	Commercial	Industrial	Village Core Mixed Use	Public/Semi-Public Facilities <sup>1</sup>	Public Agency Lands <sup>2</sup>	Tribal Lands	Open Space (Conservation)
Alpine CPA	1,238	8,082	15,368	43	5	121	257	41	714	33,506	8,279	488
Bonsall CPA	333	14,673	3,096	533	10	47	0	0	1,745	585	0	17
Central Mountain Subregion	724	1,477	35,829	0	5	51	2	0	1,893	151,308	9,923	2,104
<i>Cuyamaca</i>	0	765	7,902	0	0	2	0	0	206	34,943	808	42
<i>Descanso</i>	152	460	6,656	0	0	22	0	0	513	12,662	469	7
<i>Pine Valley</i>	572	252	15,391	0	5	27	2	0	1,174	75,030	195	25
<i>Remainder</i>	0	0	5,880	0	0	0	0	0	0	28,673	8,450	2,031
Crest/Dehesa Subregion	0	5,732	7,536	1,812	0	15	0	0	118	2,692	803	1,499
County Islands CPA	228	0	0	0	25	1	0	0	258	0	0	0
Desert Subregion	2,607	14,916	71,059	4,658	27	694	122	0	1,681	502,263	656	458
<i>Borrego Springs</i>	2,607	13,273	32,629	4,658	27	624	122	0	1,209	19,520	0	143
<i>Remainder</i>	0	1,643	38,431	0	0	70	0	0	471	482,743	656	315
Fallbrook CPA	3,823	16,970	8,762	1,921	19	293	201	110	2,147	1,794	0	51
Jamul/Dulzura Subregion	0	17,722	30,465	3,726	10	107	0	0	513	41,898	6	12,919
Julian CPA	28	4,861	20,319	0	0	89	46	0	1,078	3,356	0	3,614
Lakeside CPA	5,666	8,741	10,542	4,144	6	401	1,035	0	899	9,202	302	4,987
Mountain Empire Subregion	267	7,875	80,194	1,426	0	313	229	0	2,956	180,228	28,494	2,312
<i>Boulevard</i>	25	2,268	28,475	0	0	173	0	0	829	8,778	14,810	0
<i>Campo/Lake Morena</i>	160	4,492	20,713	0	0	53	6	0	890	27,989	1,001	293
<i>Jacumba</i>	81	649	8,462	1,426	0	32	0	0	743	9,865	0	509
<i>Potrero</i>	0	201	13,535	0	0	13	0	0	265	10,047	0	2
<i>Tecate</i>	0	264	3,599	0	0	42	223	0	61	1,395	0	0
<i>Remainder</i>	0	0	5,410	0	0	0	0	0	168	122,155	12,683	1,509

CPA or Subregion	Land Use Designation											
	Village Residential	Semi-rural Residential	Rural Lands	Specific Planning Area	Office Professional	Commercial	Industrial	Village Core Mixed Use	Public/Semi-Public Facilities <sup>1</sup>	Public Agency Lands <sup>2</sup>	Tribal Lands	Open Space (Conservation)
North County Metro Subregion	5,515	17,505	22,529	2,903	66	169	97	0	1,234	1,376	0	4,249
<i>Hidden Meadows</i>	131	5,062	2,167	2,317	7	47	0	0	393	0	0	0
<i>Twin Oaks Valley</i>	0	5,210	2,620	36	51	50	46	0	178	0	0	0
<i>Remainder</i>	5,384	7,233	17,741	550	8	72	52	0	663	1,376	0	4,249
North Mountain Subregion	176	4,376	72,344	491	0	44	0	0	211	163,046	49,004	22,026
<i>Palomar Mountain</i>	0	0	14,309	0	0	0	0	0	124	51,649	8,631	72
<i>Remainder</i>	176	4,376	58,035	491	0	44	0	0	87	111,397	40,373	21,954
Otay Subregion	0	0	785	3,978	0	0	0	0	1,986	14,837	0	6,791
Pala/Pauma Valley Subregion	504	6,323	37,218	0	0	43	0	0	2,648	2,942	21,860	2,154
Pendleton/De Luz CPA	0	2,374	12,652	0	0	0	0	0	288	147,993	0	0
Rainbow CPA	83	3,299	5,436	0	0	48	11	0	521	136	0	127
Ramona CPA	4,239	20,192	36,036	1,799	20	325	190	0	1,511	2,130	7,972	14,905
San Dieguito CPA	153	12,378	2,252	10,005	5	8	0	13	1,224	348	0	3,478
Spring Valley CPA	3,986	807	0	644	15	218	286	0	611	807	0	71
Sweetwater CPA	1,967	910	187	0	15	33	0	0	1,091	3,047	0	407
Valle de Oro CPA	1,111	6,706	151	1,421	25	123	2		1,228	1,788	0	563
Valley Center CPA	353	31,140	15,317	906	8	175	76	50	856	611	3,107	2,630
<b>Unincorporated County Total</b>	<b>33,001</b>	<b>207,057</b>	<b>488,078</b>	<b>40,411</b>	<b>262</b>	<b>3,318</b>	<b>2,553</b>	<b>214</b>	<b>27,412</b>	<b>1,265,893</b>	<b>130,406</b>	<b>85,852</b>

(1) Includes Open Space Recreation

(2) Federal and State Lands were redesignated as Public Agency Lands under the Recommended Project

**Table 2. Land Use Distribution Comparison:  
Proposed Project and Recommended Project (in Acres)**

<b>Land Use Designation</b>	<b>Proposed Project (Referral Map)</b>	<b>Recommended Project</b>
Village Residential	38,819	33,001
Semi-rural Residential	218,134	207,057
Rural Lands	500,599	488,078
Specific Plan Area	42,187	40,411
Office Professional	239	262
Commercial	3,548	3,318
Industrial	2,817	2,553
Village Core Mixed Use	227	214
Public/Semi Public and Recreational Open Space	27,344	27,412
State and Federal Lands <sup>(1)</sup>	1,320,096	1,351,745
Tribal Lands	130,447	130,406
<b>Countywide Total</b>	<b>2,284,457</b>	<b>2,284,457</b>

<sup>(1)</sup> Includes open space (conservation), military installations, and national forest and state parks  
Source: DPLU GIS 2011

**Table 3. Future Housing Units and Population by CPA and Subregion**

CPA/Subregion	Proposed Project (Referral Map)		Recommended Project	
	Future Housing Units	Future Population	Future Housing Units	Future Population
Alpine	3,526	10,040	3,777	10,411
Bonsall	2,080	6,050	1,853	5,331
Central Mountain	742	1,454	667	1,185
County Islands	123	402	174	597
Crest-Dehesa	541	1,179	538	1,249
Desert	9,237	14,370	8,835	13,738
Fallbrook	5,546	16,702	6,279	18,366
Jamul-Dulzura	2,544	7,765	2,277	6,878
Julian	614	1,231	550	1,131
Lakeside	3,880	11,273	3,953	11,562
Mountain Empire	3,714	8,248	3,254	7,769
North County Metro	13,021	39,441	11,527	34,023
North Mountain	2,421	4,694	1,489	2,915
Otay	2,243	10,090	2,240	6,268
Pala-Pauma	2,395	7,312	1,953	6,002
Pendleton-De Luz	366	-7,632	367	-6,328
Rainbow	616	1,665	604	1,631
Ramona	6,208	18,739	5,820	17,235
San Dieguito	1,734	2,981	1,449	1,980
Spring Valley	1,411	4,613	1,073	3,709
Sweetwater	756	2,303	681	2,153
Valle de Oro	758	2,367	656	2,216
Valley Center	7,064	21,051	5,787	16,680
<b>Countywide Total</b>	<b>71,540</b>	<b>186,506</b>	<b>65,804</b>	<b>166,701</b>

Note: Data has been rounded to nearest whole number.

Source: DPLU GIS 2011

**Table 4. Recommended Project Summary of Environmental Impacts Compared to Proposed Project**

Issue Areas	Proposed Project (Referral Map)		Recommended Project
	Without Mitigation	With Mitigation	
<b>2.1 Aesthetics</b>			
Scenic Vistas	PS	LS	▼
Scenic Resources	PS	LS	▼
Visual Character or Quality	PS	SU	▼
Lighting and Glare	PS	SU	▼
<b>2.2 Agricultural Resources</b>			
Conversion of Agricultural Resources	PS	SU	▼
Land Use Conflicts	PS	LS	—
Indirect Conversion of Agricultural Resources	PS	SU	▼
<b>2.3 Air Quality</b>			
Air Quality Plans	LS	LS	—
Air Quality Violations	PS	SU	▼
Non-attainment of Criteria Pollutants	PS	SU	▼
Sensitive Receptors	PS	SU	▼
Objectionable Odors	LS	LS	—
<b>2.4 Biological Resources</b>			
Special Status Plant and Wildlife Species	PS	SU	▼
Riparian Habitat and Other Sensitive Natural Communities	PS	SU	▼
Federally Protected Wetlands	PS	LS	▼
Wildlife Movement Corridors and Nursery Sites	PS	SU	▼
Local Policies and Ordinances	LS	LS	—
Habitat Conservation Plans and Natural Community Conservation Plans	LS	LS	—
<b>2.5 Cultural Resources</b>			
Historical Resources	PS	LS	▼
Archaeological Resources	PS	LS	▼
Paleontological Resources	PS	LS	▼
Human Remains	PS	LS	▼
<b>2.6 Geology and Soils</b>			
Exposure to Seismic Related Hazards	LS	LS	—
Soil Erosion or Topsoil Loss	LS	LS	—
Soil Stability	LS	LS	—
Expansive Soils	LS	LS	—
Waste Water Disposal Systems	LS	LS	—
Unique Geologic Features	LS	LS	—

**Table 4 (Continued)**

<b>Issue Areas</b>	<b>Proposed Project (Referral Map)</b>		<b>Recommended Project</b>
	<b>Without Mitigation</b>	<b>With Mitigation</b>	
<b>2.7 Hazards and Hazardous Materials</b>			
Transport, Use, and Disposal of Hazardous Materials	LS	LS	—
Accidental Release of Hazardous Materials	LS	LS	—
Hazards to Schools	LS	LS	—
Existing Hazardous Materials Sites	LS	LS	—
Public Airports	PS	LS	▼
Private Airports	PS	LS	▼
Emergency Response and Evacuation Plans	PS	LS	▼
Wildland Fires	PS	SU	▼
Vectors	LS	LS	—
<b>2.8 Hydrology and Water Quality</b>			
Water Quality Standards and Requirements	PS	SU	▼
Groundwater Supplies and Recharge	PS	SU	▼
Erosion or Siltation	PS	LS	▼
Flooding	PS	LS	▼
Exceed Capacity of Stormwater Systems	PS	LS	▼
Housing within a 100-year Flood Hazard Area	PS	LS	▼
Impeding or Redirecting Flood Flows	PS	LS	▼
Dam Inundation and Flood Hazards	PS	LS	▼
Seiche, Tsunami, and Mudflow Hazards	PS	LS	▼
<b>2.9 Land Use</b>			
Physical Division of an Established Community	PS	LS	▼
Conflicts with Land Use Plans, Policies, and Regulations	LS	LS	—
Conflicts with HCPs or NCCPs	LS	LS	—
<b>2.10 Mineral Resources</b>			
Mineral Resource Availability	PS	SU	▼
Mineral Resource Recovery Sites	PS	SU	▼
<b>2.11 Noise</b>			
Excessive Noise Levels	PS	LS	▼
Excessive Groundborne Vibration	PS	LS	▼
Permanent Increase in Ambient Noise Levels	PS	SU	▼
Temporary Increase in Ambient Noise Levels	PS	LS	▼
Excessive Noise Exposure from a Public or Private Airport	PS	LS	▼
<b>2.12 Population and Housing</b>			
Population Growth	LS	LS	—
Displacement of Housing	LS	LS	—
Displacement of People	LS	LS	—

**Table 4 (Continued)**

Issue Areas	Proposed Project (Referral Map)		Recommended Project
	Without Mitigation	With Mitigation	
<b>2.13 Public Services</b>			
Fire Protection Services	PS	LS	▼
Police Protection Services	PS	LS	▼
School Services	PS	SU	▼
Other Public Services	PS	LS	▼
<b>2.14 Recreation</b>			
Deterioration of Parks and Recreational Facilities	PS	LS	▼
Construction of New Recreational Facilities	PS	LS	▼
<b>4.15 Transportation and Traffic</b>			
Unincorporated County Traffic and Level of Service Standards	PS	SU	▼
Adjacent Cities Traffic and Level of Service Standards	PS	SU	▼
Rural Road Safety	PS	SU	▼
Emergency Access	PS	LS	—
Parking Capacity	PS	LS	—
Alternative Transportation	PS	LS	▼
<b>2.16 Utilities and Service Systems</b>			
Wastewater Treatment Requirements	PS	LS	▼
New Water or Wastewater Treatment Facilities	PS	LS	▼
Sufficient Stormwater Drainage Facilities	PS	LS	▼
Adequate Water Supplies	PS	SU	▼
Adequate Wastewater Facilities	PS	LS	▼
Sufficient Landfill Capacity	PS	SU	▼
Solid Waste Regulations	LS	LS	—
Energy	PS	LS	▼
<b>2.17 Global Climate Change</b>			
Compliance with AB 32	PS	LS	▼
Effects of Global Climate Change on the Proposed Project	PS	LS	▼

- ▲ Recommended Project is likely to result in greater impacts to issue when compared to proposed project
- Recommended Project is likely to result in similar impacts to issue when compared to proposed project
- ▼ Recommended Project is likely to result in less impacts to issue when compared to proposed project, however, impacts would still be significant before mitigation.
- Recommended Project is likely to result in less impacts to issue when compared to proposed project and impacts would likely be less than significant and not require mitigation.
- PS Potentially significant impact
- LS Less than significant impact
- SU Potentially significant and unavoidable impact

**Table 5. Land Uses within Light Pollution Zone A (in acres) for Recommended Project**

<b>Land Use Designation</b>	<b>Zone A Mount Laguna Observatory</b>	<b>Zone A Palomar Mountain Observatory</b>
Commercial	69	230
Industrial	2	62
Public Agency Lands	355,125	133,169
Office Professional	5	8
Open Space	1,280	11,764
Public/Semi-Public Facilities	3,003	2,625
Rural Lands	64,313	94,635
Semi-rural Residential	4,801	36,203
Specific Planning Area	0	1,284
Tribal Lands	22,619	37,806
Village Core Mixed Use	0	43
Village Residential	861	942
<b>Total</b>	<b>452,079</b>	<b>318,769</b>

Note: Data has been rounded to nearest whole number.

Source: DPLU GIS 2011

**Table 6. Direct Conversion of Agricultural Resources**

<b>Land Use Designation</b>	<b>Estimated Agricultural Area Potentially Impacted by Land Use Designation<sup>(1)</sup> (in acres)</b>	
	<b>Proposed Project</b>	<b>Recommended Project</b>
General Commercial	193	233
High Impact Industrial	168	172
Limited Impact Industrial	199	178
Medium Impact Industrial	103	88
Neighborhood Commercial	50	18
Office Professional	7	7
Rural Commercial	264	222
Rural Lands (RL-20)	2,859	2,639
Rural Lands (RL-40)	1,859	1,268
Rural Lands (RL-80)	125	423
Semi-rural Residential (SR-0.5)	0	436
Semi-rural Residential (SR-1)	8,442	7,270
Semi-rural Residential (SR-2)	24,832	24,897
Semi-rural Residential (SR-4)	8,770	8,665
Semi-rural Residential (SR-10)	3,574	3,263
Village Core Mixed Use	57	40
Village Residential	4,461	3,676
<b>Total</b>	<b>55,963</b>	<b>53,495</b>

Source: DPLU GIS 2011

**Table 7. Habitat Impacts**

<b>Habitat Impacted</b>	<b>Proposed Project (Referral Map)</b>	<b>Recommended Project</b>
Acacia Scrub	142	126
Alkali Marsh	47	48
Alkali Meadows and Seeps	3	2
Alkali Playa Community	185	162
Alkali Seep	340	300
Alluvial Fan Scrub	77	69
Black Oak Forest	70	47
Black Oak Woodland	548	476
Chaparral	55,058	46,847
Coast Live Oak Forest	206	20
Coast Live Oak Woodland	9,601	8,043
Coast Range, Klamath, Peninsular Coniferous Forest	2	1
Coastal Sage-Chaparral Scrub	2,864	2,576
Coastal Scrub	22	22
Colorado Desert Wash Scrub	212	205
Desert Dry Wash Woodland	259	293
Desert Dunes	74	59
Desert Saltbush Scrub	3,030	3,001
Desert Sink Scrub	126	104
Diegan Coastal Sage Scrub	31,186	27,355
Disturbed Wetland	60	61
Dry Montane Meadows	29	24
Encelia Scrub	503	404
Engelmann Oak Woodland	3,261	2,139
Estuarine	1	1
Field/Pasture	8,406	7,721
Flat-topped Buckwheat	711	626
Foothill/Mountain Perennial Grassland	1,443	692
Freshwater	420	384
Freshwater Marsh	120	116
Freshwater Seep	152	115
Great Basin Scrub	433	347
Interior Live Oak Chaparral	18	11
Jeffrey Pine Forest	104	100
Lower Montane Coniferous Forest	5,293	4,768
Mafic Chaparral	141	134
Marine	0	0
Maritime Succulent Scrub	6	10
Meadow and Seep	46	38
Mesquite Bosque	613	616
Mixed Evergreen Forest	610	416
Mixed Oak Woodland	1,389	970
Mojavean Desert Scrub	128	118

<b>Habitat Impacted</b>	<b>Proposed Project (Referral Map)</b>	<b>Recommended Project</b>
Montane Chaparral	414	229
Montane Meadow	30	26
Mule Fat Scrub	170	206
Native Grassland	4,233	3,917
Non-Native Grassland	14,005	12,300
Non-Vegetated Channel, Floodway, Lakeshore Fringe	292	297
Oak Woodland	15	7
Open Water	11	10
Pasture	4	4
Peninsular Pinon and Juniper Woodlands	161	136
Red Shank Chaparral	4,325	2,417
Riparian and Bottomland Habitat	3	3
Riparian Forests	13	37
Riparian Woodlands	22	41
Riversidian Sage Scrub	16	49
Scrub Oak Chaparral	186	137
Semi-Desert Chaparral	1,952	1,764
Sonoran Creosote Bush Scrub	10,775	10,165
Sonoran Desert Mixed Scrub	2,287	2,124
Sonoran Wash Scrub	119	107
Southern Arroyo Willow Riparian Forest	5	8
Southern Coast Live Oak Riparian Forest	3,085	2,833
Southern Cottonwood-willow Riparian Forest	1,206	1,352
Southern Foredunes	0	0
Southern Interior Cypress Forest	17	17
Southern Maritime Chaparral	337	334
Southern Riparian Forest	337	198
Southern Riparian Scrub	965	839
Southern Sycamore-alder Riparian Woodland	595	545
Southern Willow Scrub	396	397
Stabilized Alkaline Dunes	2	1
Tamarisk Scrub	29	29
Undifferentiated Woodland	150	82
Upper Sonoran Ceanothus Chaparral	200	201
Upper Sonoran Subshrub Scrub	102	88
Vernal Pool	12	12
Wet Montane Meadow	194	131
White Alder Riparian Forest	34	32
<b>Total Impacts</b>	<b>174,638</b>	<b>150,642</b>

Note: Data has been rounded to nearest whole number.

Source: DPLU GIS 2011

**Table 8. Land Use Designations by Fire Severity Zones**

Land Use Designation	Proposed		Recommended	
	Very high	High	Very high	High
General Commercial	567.4	142.3	427.0	210.5
High Impact Industrial	625.5	92.4	684.5	92.6
Limited Impact Industrial	243.6	241.8	409.4	202.3
Medium Impact Industrial	741.8	75.3	398.0	22.7
Neighborhood Commercial	79.9	22.7	60.0	6.6
Office Professional	109.3	6.1	123.8	13.4
Rural Commercial	648.3	35.5	597.4	34.5
Rural Lands (RL-20)	54,634.9	2,598.7	44,091.3	1,964.5
Rural Lands (RL-40)	258,930.5	1,8570.7	163,761.4	8,613.2
Rural Lands (RL-80)	67,327.1	15,784.9	168,448.3	21,179.3
Semi-rural Residential (SR-1)	16,975.3	3,910.4	16,347.5	3,409.2
Semi-rural Residential (SR-2)	33,557.6	7,147.7	32,519.8	7,081.7
Semi-rural Residential (SR-4)	25,482.8	2,781.1	23,975.7	2,692.6
Semi-rural Residential (SR-10)	50,658.2	3,057.2	38,981.8	2,821.9
Village Core Mixed Use	95.8	9.7	83.0	1.4
Village Residential	9,093.3	3,200.1	8,615.6	2,846.9
<b>Total</b>	<b>519,771.3</b>	<b>57,676.6</b>	<b>499,524.6</b>	<b>51,193.3</b>

Source: DPLU GIS 2011

**Table 9. Projected Housing within  
the San Diego County Water Authority (SDCWA) Service Area<sup>(1)</sup>**

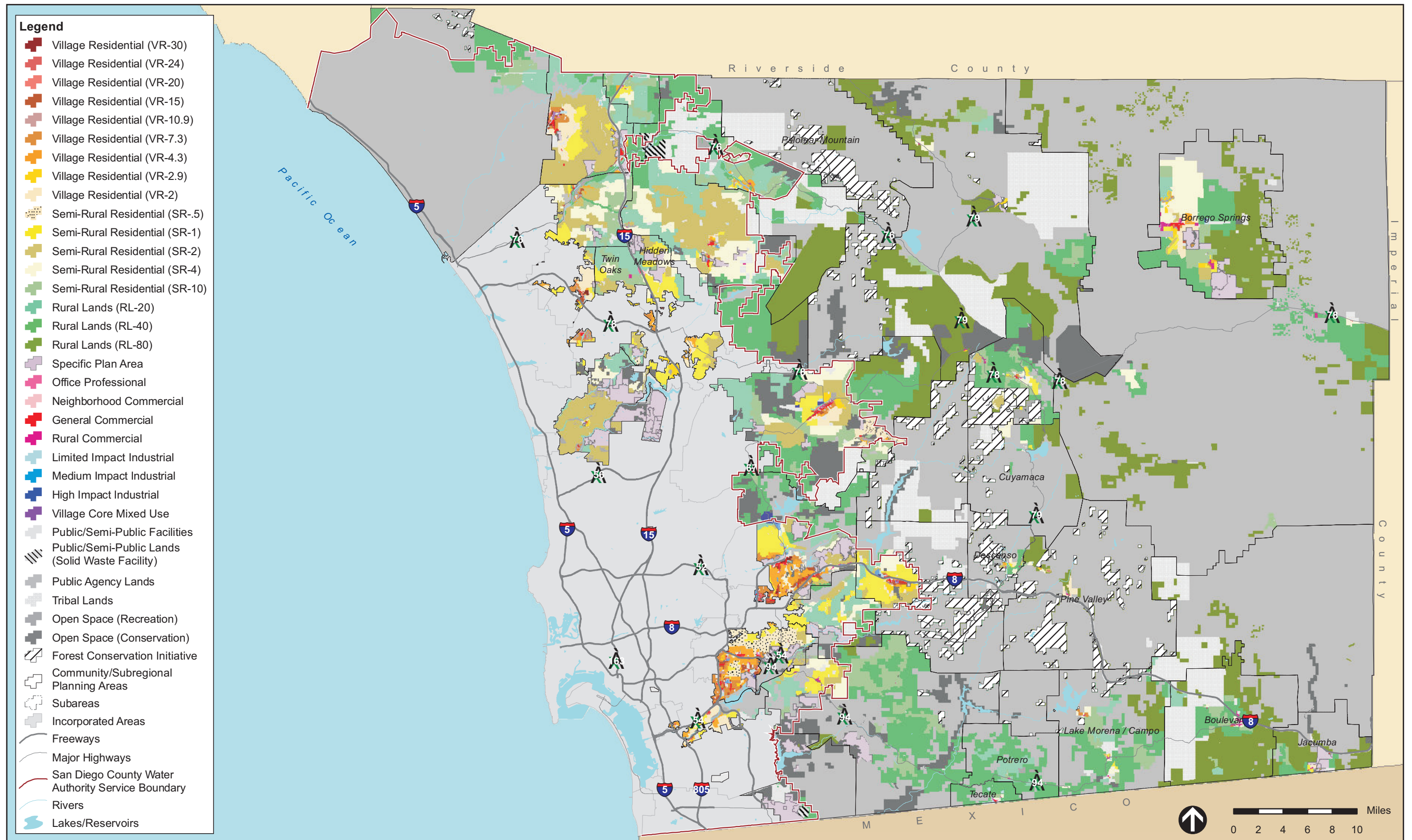
	<b>Proposed Project (Referral Map)</b>	<b>Recommended Project</b>
Units Inside SDCWA	54,742	51,031
Units Outside SDCWA	23,664	21,652
<b>Total<sup>(2)</sup></b>	<b>78,406</b>	<b>72,683</b>
<sup>(1)</sup> Note: For the purpose of this analysis, the SDCWA service area is considered to include unincorporated areas that import water supplies from SDCWA. <sup>(2)</sup> Totals have not been adjusted to reflect a more current base year than 2005. Source: DPLU GIS 2011		

**Table 10. Proposed Land Uses within Flood Areas**

<b>Land Use Designation</b>	<b>Total Acres located within a Flood Area</b>	
	<b>Proposed Project (Referral Map)</b>	<b>Recommended Project</b>
General Commercial	285	270
High Impact Industrial	71	71
Limited Impact Industrial	161	138
Medium Impact Industrial	230	172
National Forest and State Parks (Public Agency Lands)	8,738	22,662
Neighborhood Commercial	4	2
Office Professional	44	52
Open Space (Conservation & Recreation)	19,184	6,786
Public/Semi-Public Lands	1,188	1,173
Rural Commercial	347	356
Rural Lands	19,925	19,464
Semi-Rural Residential	15,282	14,886
Specific Plan Area	2,835	3,132
Tribal Lands	433	434
Village Core Mixed Use	0	0
Village Residential	2,824	2,841
<b>Total</b>	<b>72,450</b>	<b>72,439</b>

Note: Data has been rounded to nearest whole number.

Source: DPLU GIS 2011



RECOMMENDED PROJECT LAND USE MAP

FIGURE 1